

Presented by:
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South Surrey White Rock, White Rock Residential Detached
15588 SEMIAHMOO AV, V4B 1V2 **MLS# F1440380** **Active**



List Price: \$1,588,000

Complex/Subdiv:

Frontage: 61.50 ft	Bedrooms: 4	PID: 009-669-574
Depth/Size: 114	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 7020.00	Full Baths: 3	Approx Yr Blt: 1974
Rear Yard Exp: S	Half Baths: 0	Age at List Date: 41
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$7,160 (2014)
Flood Plain:	Zoning: RS1	

View: Y - Ocean & Semiahmoo
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking: 8	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double, RV Parking Avail., Other	
Exterior: Brick, Stucco, Vinyl		
Rainscreen:	R/I Plumbing: No	Dist to School Bus:
Type of Roof: Asphalt	Possession:	
Renovations: Partly	Reno Year: 2005	Title to Land: Freehold NonStrata
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: City/Municipal	Property Disclosure: Y	Out Buildings:
Heat/Fuel: Forced Air, Radiant, Natural Gas		
No. of Fireplaces: 2	R/I Fireplaces:	
Fireplace Fuel: Gas - Natural		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 12263 LT 3 BLK 5 LD 36 SEC 11 TWP 1 PART SW
 Amenities: None
 Site Influences: Marina Nearby, Recreation Nearby
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Security System, Storage Shed, Vacuum Blt. In

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'9 X 16'	Below	Office	18'8 X 12'6			X
Main F.	Dining	10'3 X 10'	Below	Gym	10'10 X 8'10			X
Main F.	Kitchen	10' X 9'11	Below	Storage	9'6 X 2'11			X
Main F.	Nook	9'11 X 8'10	Below	Laundry	13'4 X 6'7			X
Main F.	Master Bedroom	15'1 X 11'11						X
Main F.	Bedroom	13'11 X 10'3						X
Main F.	Bedroom	12' X 10'6						X
Below	Living Room	14'8 X 12'8						X
Below	Kitchen	14'8 X 8'11						X
Below	Bedroom	22'10 X 16'4						X

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,631	Total # Rooms: 14	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 1,622	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	
Total Finished Floor SqFt: 3,253	Basement Area: Full, Fully Finished, Separate Entry	5
	Suite: Unauthorized Suite	6
Unfinished Floor: 0		7
Grand Total Floor Area: 3,253		8

Listing Broker(s): RE/MAX Colonial Pacific Realty, RE/MAX Margaret Leung Realty

This is a very well maintained 3253 sq.ft. Ocean View home on a 7020 sq.ft. lot. Enter the home at street level where a long driveway and double garage mean you are self-contained on the main floor. A wonderful wrap around deck gives great outdoor space while the rock garden is very low maintenance. The walk-out basement also has a view, great accommodation with a private entrance from the lane at the rear and plentiful parking. Many upgrades here; new windows, newer kitchen with granite countertops, paint, carpet-this would be a great property live in now, hold as a rental or build. Call for your private viewing.