

South Surrey White Rock, Pacific Douglas
 17410 1ST AV, V3S 9P9

MLS# F1223315

Residential Detached
Active



List Price: \$859,000
 List Date: 19-Sep-12
 Days on Mkt: 62
 Expiry Date: 19-Mar-13
 Complex/Subdiv: Nanoose Harbour
 Previous Price: Frontage: 45.00 ft PID: 028-529-081
 Original Price: \$859,000 Frontage Metric: 13.716 Approx Yr Blt: 2012
 Meas Type: Feet Bedrooms: 5 Age at List Date: 0
 Depth/Size: 98 Bathrooms: 6 Type: House/Single Family
 Lot Area SqFt: 4,317 Full Baths: 4 Zoning: RF12
 Rear Yard Exp: S Half Baths: 2 Taxes: \$0 (2012)
 Flood Plain: No If New GST/HST Incl: Yes Tax Incl Utilities: No
 View: N
 Serv Connected: Water, Electricity, Natural Gas, Sanitary Sewer,

Style of Home: 2 Storey w/Bsmt. Total Parking: 6 Covered Parking: 2
 Construction: Frame - Wood Parking Access: Front
 Foundation: Concrete Perimeter Parking Facilities: Garage; Double
 Exterior: Wood, Other, Stone
 Rainscreen: Full R/I Plumbing: Dist to Public Trans: Dist to School Bus:
 Type of Roof: Asphalt Possession: Freehold NonStrata
 Renovations: Year of Reno: Seller's Interest: Registered Owner
 Flooring: Hardwood, Tile, Wall/Wall/Mixed Mortgage Info:
 Water Supply: City/Municipal
 Heat/Fuel: Forced Air, Heat Pump
 No. of Fireplaces: 1 R/I Fireplaces: Property Disclosure: N - New Home
 Fireplace Fuel: Gas - Natural Out Buildings:
 Outdoor Area: Balcony(s); Patio(s) or Deck(s) Pad Rental:
 Registered: CSA/BCE:
 Fixtures Leased: N
 Fixtures Removed: N

Legal: LOT 29 SEC 32 BL1 NORTH RANGE 1 EAST NWD PLAN BCP 47707
 Amenities: In Suite Laundry
 Site Influences: Golf Course Nearby
 Municipal Charges:
 Features Incl: Air Conditioning, Garage Door Opener, Microwave, Oven-Built In, Range, Refrigerator, Smoke Alarm, Clothes Washer/Dryer, Dishwasher

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|-------------|-------------|-------|------|------------|
| Main F. | Great Room | 17' X 17' | Bsmt | Kitchen | 10'4 X 10'4 | | | X |
| Main F. | Kitchen | 14'2 X 14'2 | Bsmt | Living Room | 10'8 X 16'4 | | | X |
| Main F. | Nook | 12'8 X 9' | Bsmt | Bedroom | 10' X 10' | | | X |
| Main F. | Dining | 11' X 14' | Bsmt | Bedroom | 10' X 11' | | | X |
| Main F. | Den | 10' X 10' | Bsmt | Media Room | 14'4 X 24' | | | X |
| Main F. | Laundry | 9' X 8' | | | X | | | X |
| Main F. | Master Bedroom | 17'8 X 15' | | | X | | | X |
| Main F. | Walk-In Closet | 9' X 9' | | | X | | | X |
| Main F. | Bedroom | 12' X 14' | | | X | | | X |
| Main F. | Bedroom | 12' X 14' | | | X | | | X |

| Floor Area (SqFt): | | Total # Rooms: | | Bathrooms | |
|-------------------------|-------|--------------------|--------------------------------------|-------------------------------------|--|
| Main Floor Area: | 1,400 | 15 | 1 | 2 Piece; Ensuite: N; Level: Main F. | |
| Finished Floor Up: | 1,020 | # Kitchens: | 2 | 2 5 Piece; Ensuite: Y; Level: Above | |
| Finished Floor Down: | 0 | Finished Levels: | 3 | 3 4 Piece; Ensuite: Y; Level: Above | |
| Finished Floor Bsmt: | 1,400 | Crawl/Bsmt Height: | | 4 4 Piece; Ensuite: Y; Level: Above | |
| Total Finished Floor: | 3,820 | Basement Area: | Full, Fully Finished, Separate Entry | 5 2 Piece; Ensuite: N; Level: Bsmt | |
| Unfinished Floor: | 0 | Suite: | Legal Suite | 6 4 Piece; Ensuite: N; Level:Bsmt | |
| Grand Total Floor Area: | 3,820 | | | 7 | |
| | | | | 8 | |

Listing Broker 1: Sutton Group-West Coast (W.R.) 604-538-8888 Appointments: Phone L.R. First
 Listing Sales Rep 1: Am Lail alail@sutton.com 604-347-8737 For Appts Call: Am Lail
 Listing Sales Rep(s): Appointment Ph: 604-347-8737
 Listing Broker 2: Occupancy: Vacant
 Selling Broker(s):
 Selling Sales Rep(s):
 Owner: Inderjeet Singh & Parminder Dhillon
 Commission: S-3.22% 1ST 100K/1.15% BAL

Realtor Remarks: Total different plan from most in the sub-division, Home has 2 Large Decks, Open to below ceilings in great room, spice kitchen, Legal Suite with large media room. Must see to appreciate. All measurements are approximate and need to be verified by the buyer or buyers agent.

Custom built with Elegance! This home must be seen! Main floor features a Open Concept Great Room with 22FT Ceilings, Modern Kitchen with lots of Cabinets, additional WOK Kitchen, Large Breakfast Nook, Formal Dining Room, Den & Large Covered Deck. Upstairs has 3 Spacious Bedrooms all with their own Ensuites. Master has a large private covered deck, Walk-in Closet & Spa Like Ensuite with a 7 Piece Shower & Large Jacuzzi that's wired for TV. Basement has a Legal 2 Bedroom Suite with a additional Large 24X14 Media Room pre-wired for 9.1 home theater system & Wet Bar for the owners. Top end finishing throughout including Quartz, Granite, Hardwood, Wainscoting, SS Kitchen Aid Appliances, Heat Pump/AC and so much more!