
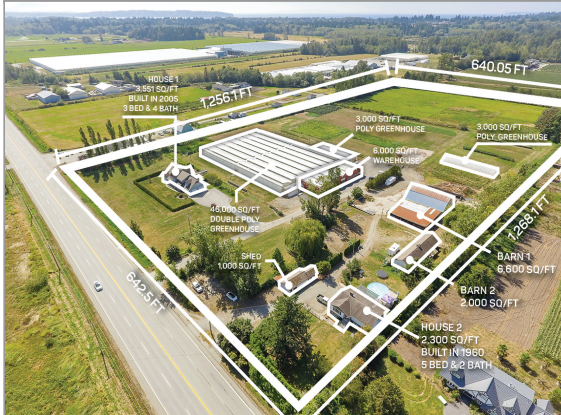


Active
R2399569
 Board: F
 House with Acreage

1497 176 STREET
 South Surrey White Rock
 Pacific Douglas
 V3Z 9S7

Residential Detached
\$3,975,000 (LP)
 (SP) 



Sold Date: Frontage (feet): **658.92** Original Price: **\$3,975,000**
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2005**
 Depth / Size: **1268.14** Bathrooms: **4** Age: **14**
 Lot Area (sq.ft.): **0.00** Full Baths: **3** Zoning: **A-1**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$2,226.24**
 Rear Yard Exp: For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **026-089-611**
 View: **Yes: Mountain and Valley**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Septic, Water**
 Sewer Type: **Septic**
 Tour:

Style of Home: **2 Storey, Basement Entry**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **Well - Drilled**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Add. Parking Avail., Garage; Double, Open**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **LOT 1, PLAN BCP14199, SECTION 7, NEW WESTMINSTER LAND DISTRICT. DBL EXP #C8027543**

Amenities: **Barn, Garden, Green House, Storage, Wheelchair Access, Workshop Detached**

Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'6 x 16'6	Above	Loft	12' x 11'			x
Main	Den	11'3 x 10'9	Above	Recreation	24'6 x 30'			x
Main	Dining Room	15'6 x 12'9			x			x
Main	Living Room	16' x 21'3			x			x
Main	Kitchen	12'9 x 19'			x			x
Main	Foyer	5' x 12'3			x			x
Main	Laundry	13'3 x 10'9			x			x
Above	Bedroom	13' x 10'6			x			x
Above	Bedroom	10'3 x 10'6			x			x
Above	Media Room	21'6 x 17'9			x			x

Finished Floor (Main):	2,032	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,519	# of Kitchens:	1	1	Main	2	No	Barn: 110 x 60
Finished Floor (Below):	0	# of Levels:	2	2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Main	3	No	Pool:
Finished Floor (Total):	3,551 sq. ft.	Crawl/Bsmt. Height:		4	Main	4	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5				Grg Dr Ht:
Grand Total:	3,551 sq. ft.	Basement:	Fully Finished	6				
		Bedrooms not in Basement:	3	7				
				8				

Listing Broker(s): **eXp Realty (Branch)**

18.55 ACRES - 2 HOMES and GREENHOUSE FACILITY. 1st - Home built in 2005, 3,351 AQ/FT, 4 Bed, \$ Bath. 2nd _home built in 1960, 2,300 SQ/FT, 5 Bed, \$ Bath. Also as a 6,600 SQ/FT Barn with 2 - 3,000 SQ/FT Greenhouses. Greenhouse Facility that consists of a 6,000 SQ/FT Warehouse, 46,000 SQ/FT Double Poly Greenhouse, with irrigation, computer climate system, 3 phase power, new high efficiency boiler, natural gas and high producing well. Great location on Highway #17 with 658' frontage and easy access to Highway #99 and USA Border.