



Presented by:
Peter X N Chen PREC*

Top Vision Realty Inc.
Phone: 604-679-3788
http://www.peterealty.com
xuenong@gmail.com



Active
R3044336
Board: F
House/Single Family

14418 18 AVENUE
South Surrey White Rock
Sunnyside Park Surrey
V4A 5R1

Residential Detached
\$1,599,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,599,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1978
Frontage(feet): 60.00	Bathrooms: 3	Age: 47
Frontage(metres): 18.29	Full Baths: 2	Zoning: R3
Depth / Size: 135	Half Baths: 1	Gross Taxes: \$5,738.39
Lot Area (sq.ft.): 8,108.00	Rear Yard Exp:	For Tax Year: 2024
Lot Area (acres): 0.19	P.I.D.: 000-861-081	Tax Inc. Utilities?: No
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Natural Gas, Wood**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **Yes** Land Lease Expiry Year:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Other, Tile**

Legal: **LOT 145, PLAN NWP52295, PART SW1/4, SECTION 15, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	1,245	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'3 x 14'9			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'11 x 10'2			x	Main 4
Finished Floor (Below):	920	Main	Dining Room	10'5 x 10'2			x	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	12'7 x 12'5			x	Below 3
Finished Floor (Total):	2,165 sq. ft.	Main	Bedroom	9'7 x 12'5			x	
Unfinished Floor:	0	Main	Bedroom	11'11 x 8'8			x	
Grand Total:	2,165 sq. ft.	Main	Foyer	7'5 x 3'11			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Family Room	15'4 x 14'8			x	
Suite: None		Below	Study	12'1 x 9'9			x	
Basement: Fully Finished		Below	Bedroom	12'1 x 11'1			x	
		Below	Laundry	8'9 x 9'4			x	
		Below	Utility	7'8 x 7'5			x	
				x			x	

Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 1	# of Rooms: 12	MHR#:	CSA/BCE:	Maint. Fee:
ByLaw Restrictions:				

Listing Broker(s): **Top Vision Realty Inc.** **Top Vision Realty Inc.**

A prime opportunity in The Glens at Sunnyside! This home sits on an 8,108 sq. ft. lot, south-facing backyard with wide frontage. Featuring 4 bdrs and 3 baths, with a potential 1-bdr suite below and separate entrance. The private backyard is perfect for family living and entertaining. Located within walking distance to Bayridge Elementary school, which has a strong reputation within the South Surrey community for academic excellence. Semiahmoo Secondary School - one of the top-ranked public high schools in South Surrey, known for its strong IB program. Close to shopping, transit, and amenities area. Zoned R3, with future potential for 2 duplexes (verify with City). Ideal for families, investors, or builders.