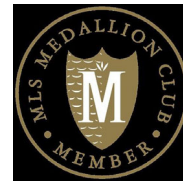


Presented by:
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Active
R2781552
 Board: F
 House/Single Family

828 STEVENS STREET
 South Surrey White Rock
 White Rock
 V4B 4X2

Residential Detached
\$3,190,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$3,190,000**
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2021**
 Frontage(feet): **34.46** Bathrooms: **6** Age: **2**
 Frontage(metres): **10.50** Full Baths: **4** Zoning: **RS-2**
 Depth / Size: **123.22** Half Baths: **2** Gross Taxes: **\$8,829.09**
 Lot Area (sq.ft.): **4,115.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.09** P.I.D.: **012-092-444** Tax Inc. Utilities?: **No**
 Flood Plain: Tour: **Virtual Tour URL**
 View: **Yes: Partial Ocean 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: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **2** R.I. Fireplaces:
 Fireplace Fuel: **Natural Gas, None**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On**

Reno. Year:
 Rain Screen: **No**
 Metered Water:
 R.I. Plumbing:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Add. Parking Avail., Garage; Double, Open**
 Driveway Finish: **Other**
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **4 Blocks**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Mixed**

Legal: **LOT 9, BLOCK 1, PLAN NWP1334, PART E1/2, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Rural Setting, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirlpool, Intercom, Microwave, Pantry, Security System, Storage Shed**

Finished Floor (Main):	1,486	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,207	Main	Family Room	17'5 x 13'11	Above	Patio	11'2 x 7'1	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Eating Area	11' x 9'7	Bsmt	Living Room	16' x 12'6	Main	2
Finished Floor (Below):	0	Main	Kitchen	21'2 x 15'5	Bsmt	Kitchen	12'6 x 11'8	Above	5
Finished Floor (Basement):	1,433	Main	Living Room	28' x 15'1	Bsmt	Bedroom	12' x 11'	Above	2
Finished Floor (Total):	4,126sq. ft.	Main	Dining Room	15'6 x 8'2	Bsmt	Bedroom	11'7 x 10'8	Above	4
Unfinished Floor:	0	Main	Patio	24'3 x 14'11	Bsmt	Foyer	20'5 x 16'7	Bsmt	4
Grand Total:	4,126sq. ft.	Main	Patio	15' x 8'1			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'8 x 11'6			x		
		Above	Walk-In Closet	13'8 x 3'8			x		
		Above	Bedroom	9'8 x 8'9			x		
		Above	Laundry	7'4 x 6'5			x		
		Above	Bedroom	15'1 x 9'9			x		
		Above	Patio	23'7 x 14'1			x		
Suite: Legal Suite					Registered in MHR?:		PAD Rental:		
Basement: Full, Partly Finished					CSA/BCE:		Maint. Fee:		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:							
# of Kitchens: 2	# of Rooms: 19	MHR#:							
		ByLaw Restrictions:							

Listing Broker(s): **Sutton Group-West Coast Realty**

STUNNING, is the only way to describe this European Built HOME. SUPERB White Rock LOCATION, only STEPS from the BEACH, Restaurants and SHOPS. FEATURING Modern DESIGN, 5 Bedrooms, 6 Bathrooms, 1 Bedrooms Legal SUITE, ELEVATOR, Air Conditioning, Manicured BACKYARD, 17' Ceilings on the Main Floor, 2 Gas FIREPLACES, Open KITCHEN with LARGE Island, Smart HOME Control, Hot Tub, Large PANTRY, Large COVERED Patio off the Family with Gas Fireplace, OCEAN view from the Primary BEDROOM, UNPARALLELED Finishings Throughout and Attention to DETAILS. Bring your FUSSIEST Buyers here and they will NOT be Disappointed. Call for Your PRIVATE Viewing TODAY.

Total Finished 4126 sf* | Garage 461 sf

Floor plan of the second floor showing various rooms and their dimensions:

- COVERED PATIO:** 24' 3" X 14' 11"
- FAMILY ROOM:** 17' 5" X 13' 11"
- EATING AREA:** 11' 0" X 9' 7"
- DINING ROOM:** 15' 6" X 8' 2"
- BALCONY:** 15' 0" X 8' 1"
- LIVING ROOM:** 28' 0" X 15' 10"
- KITCHEN:** 21' 2" X 15' 5"
- PANTRY:** (Adjacent to Kitchen)
- OUTDOOR KITCHEN:** (Adjacent to Covered Patio)
- Stairs:** UP and DN
- ELEVATOR:** (Adjacent to Living Room)
- REF:** (Refrigerator locations)
- DW:** (Dishwasher)
- F/P:** (Fireplace)

BALCONY
23' 7" X 14' 1"

STORAGE

WIC
13' 8" X 3' 8"

PRIMARY BEDROOM
11' 6" X 13' 8"

BEDROOM
9' 8" X 8' 9"
(CURRENTLY WIC)

ELEVATOR

LAUNDRY
7' 4" X 6' 5"

CLST

CLST

BEDROOM
15' 10" X 9' 9"

BALCONY
11' 2" X 7' 1"

DN

This floor plan shows a 3-bedroom house with a garage, utility room, and kitchen. The layout includes a large living room, a kitchen with a refrigerator, a utility room with a washer/dryer area, and three bedrooms. A central foyer provides access to the bedrooms and the garage. The plan also features a bathroom, a utility room, and a kitchen with a refrigerator. The dimensions for each room are as follows:

- LIVING ROOM: 12' 6" X 16' 0"
- KITCHEN: 12' 6" X 11' 8"
- BEDROOM (Top Right): 12' 0" X 11' 0"
- BEDROOM (Middle Right): 11' 7" X 10' 8"
- FOYER: 20' 5" X 16' 7"
- GARAGE: 21' 11" X 18' 5"

Other features include a utility room, a bathroom, a kitchen with a refrigerator, and a central staircase labeled "UP".

0 6 12 ft

