

# 16923 8TH AVENUE

5 BEDROOM | 4 BATHROOM | LIVING AREA: 3,674 SQFT



Check out this spectacular 9.7 Acre (ALR) parklike retreat in White Rock! Approximately 3.5 acres cleared land with the rest offering your own private park with forest trails alongside Fergus Creek. The custom built rancher with basement features 3 bedrooms and 3 bathrooms on the main floor with vaulted ceilings and a large covered deck, plus a basement with a 1 or 2 bedroom suite and a recroom. Solid construction with metal roof, awaits your updating ideas. Outbuildings include a 32' x 59' carport with high ceiling and a 25' x 35' detached garage/shop with bathroom and lean-to. Great location, less than 3KM to the Marine Drive strip and easy access to Highway 99.



604-533-3491  
elevationrealestate.ca

**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage









elevation  
REAL ESTATE GROUP



## WALK SCORE

Walk Score  
**10**

### Car-Dependent

Almost all errands require a car.

Transit Score  
**37**

### Some Transit

A few nearby public transportation options.

Bike Score  
**37**

### Somewhat Bikeable

Minimal bike Infrastructure.

## SCHOOL CATCHMENT

### Douglas Elementary (K-7)

17325 2nd Avenue  
Surrey, BC, V3S 9P9  
Phone: 604-535-0180

### Fraser Valley School (4-8)

19533 64th Avenue  
Surrey, BC, V3S 4J3  
Phone: 604-427-2282

### Earl Marriott (8-12)

15751-16 Avenue  
Surrey, B.C. Canada V4A 1S1  
Phone: 604-531-8354

## COMMUTE to downtown White Rock



8 min



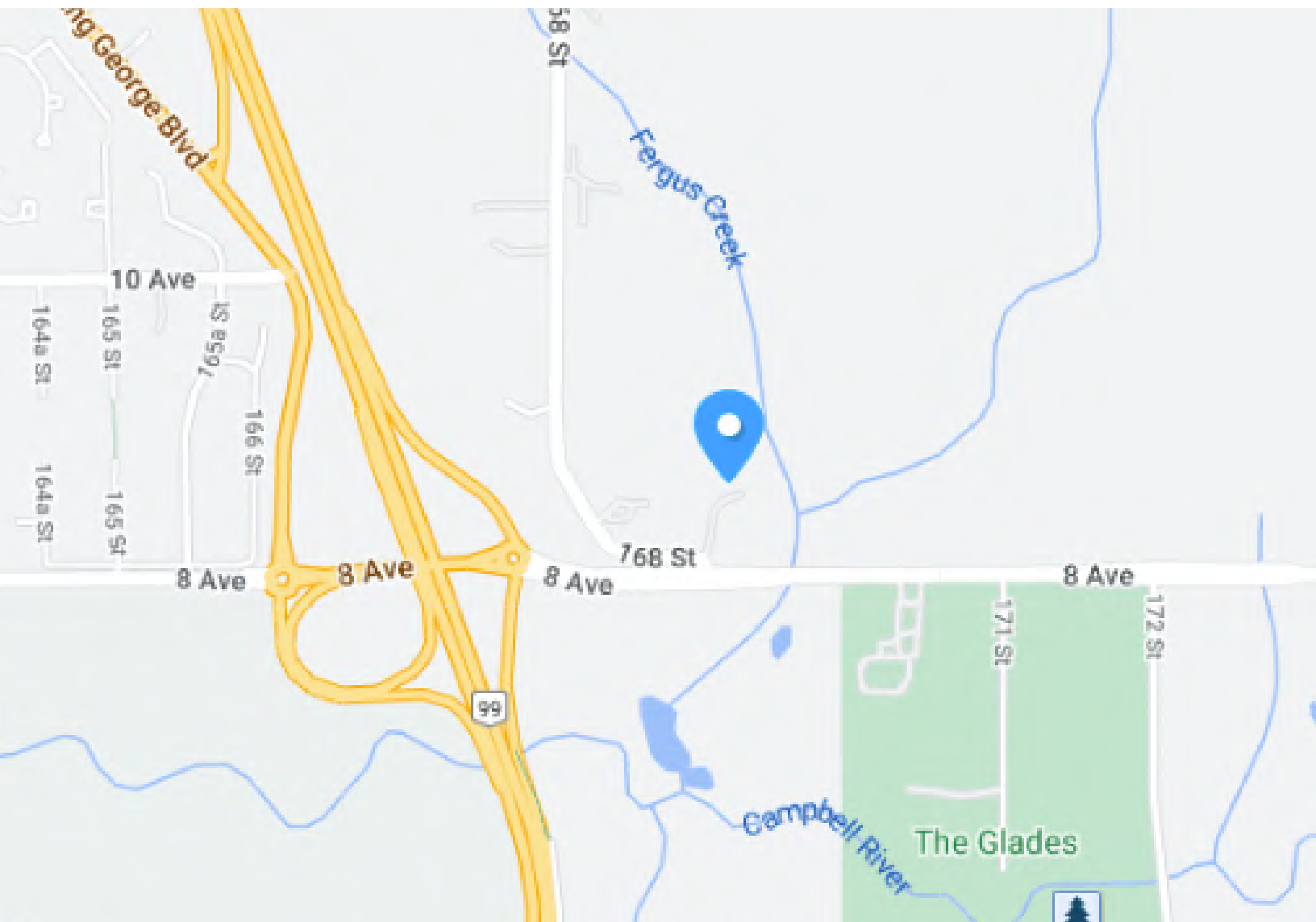
24 min



16 min



54 min





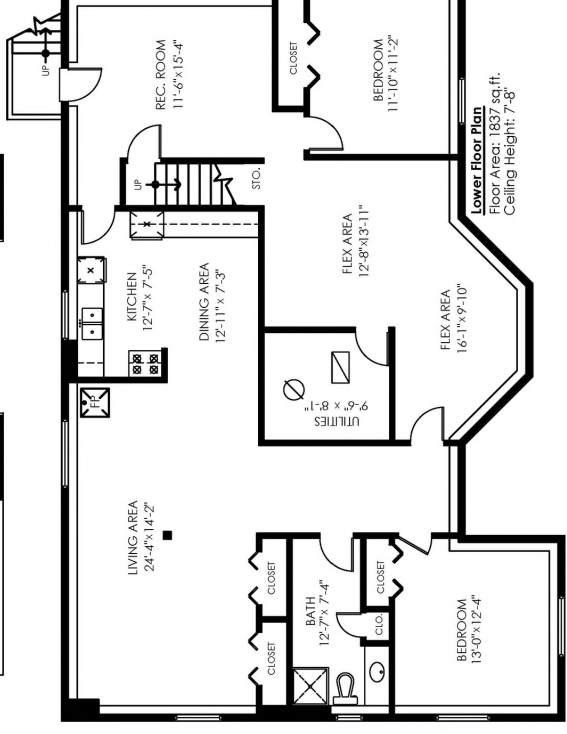
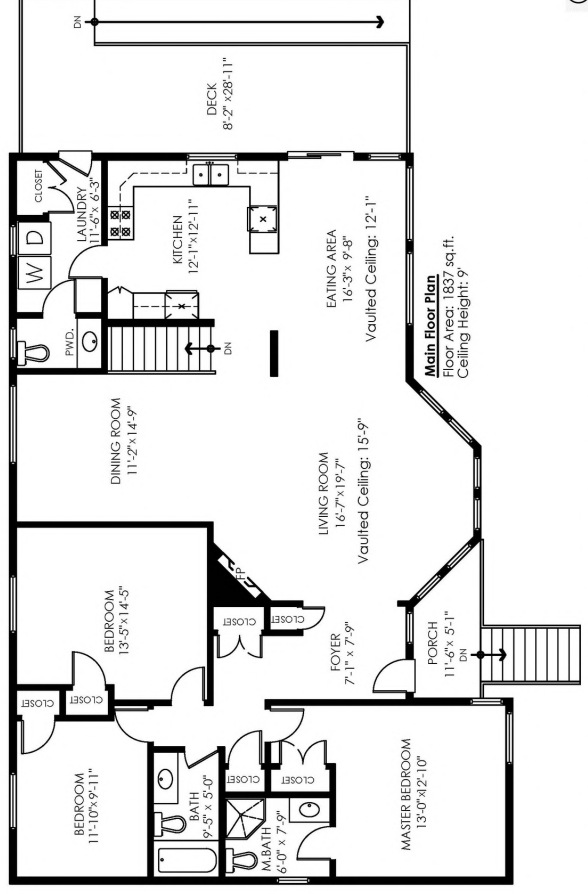
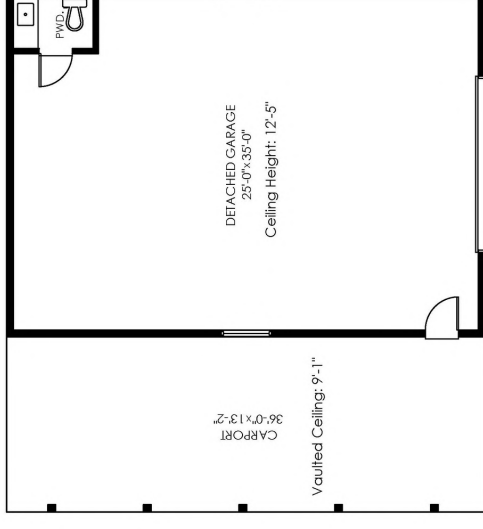
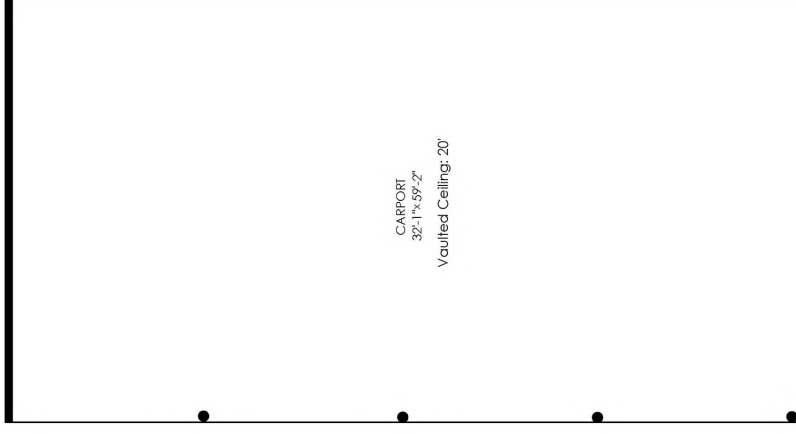
**604-704-8551**

info@elevationrealestate.ca  
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Main Floor: 1,837 sq.ft.  
Lower Floor: 1,837 sq.ft.  
**Total Livable: 3,674 sq.ft.**

Detached Garage: 936 sq.ft.  
Carports: 2,420 sq.ft.  
Deck: 48 sq.ft.  
Porch: 48 sq.ft.  
**Total Extras: 3,452 sq.ft.**

**16923 8 Ave Surrey**





**R2719959**

Board: F

House with Acreage

**16923 8 AVENUE**South Surrey White Rock  
Pacific Douglas  
V3S 9M7

Residential Detached

**\$3,489,900** (LP)(SP) 

Sold Date:

Meas. Type: **Feet**

Frontage(feet):

Frontage(metres):

Depth / Size:

Lot Area (sq.ft.): **421,486.00**Lot Area (acres): **9.68**

Flood Plain:

View: **No :**

Complex/Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Septic, Water**Sewer Type: **Septic**

If new, GST/HST inc?:

Bedrooms: **5**Bathrooms: **4**Full Baths: **3**Half Baths: **1**

Rear Yard Exp:

P.I.D.: **012-877-069**Original Price: **\$4,100,000**Approx. Year Built: **1995**Age: **27**Zoning: **A-1**Gross Taxes: **\$7,084.79**For Tax Year: **2022**Tax Inc. Utilities?: **No**Tour: [Virtual Tour URL](#)Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Other**Exterior: **Other**Foundation: **Concrete Perimeter**

Renovations:

# of Fireplaces: **2** R.I. Fireplaces:Fireplace Fuel: **Electric, Natural Gas**Fuel/Heating: **Other**Outdoor Area: **Patio(s) & Deck(s)**Type of Roof: **Metal**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Property Disc.: **Yes**Fixtures Lease... **No :**Fixtures Rmvd: **No :**Floor Finish: **Other**Legal: **PART1 W PART 2 E PART 3 SW PART 4 SW SECTION 7 TOWNSHIP 7 LAND DISTRICT 36 EXCEPT PLAN EX 25810, EXCEPT PART DEDICATED ROAD BCP10095 RD TAKING**Amenities: **None**Site Influences: **Private Setting, Private Yard, Rural Setting, Treed**

Features:

Finished Floor (Main):	1,837	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	16'7 x 19'7	Below	Bedroom	13' x 12'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	11'2 x 14'9	Below	Bedroom	11'10 x 11'2	Main 4
Finished Floor (Below):	1,837	Main	Eating Area	16'3 x 9'8	Below	Flex Room	16'1 x 9'10	Main 3
Finished Floor (Basement):	0	Main	Kitchen	12'1 x 12'11	Below	Flex Room	12'8 x 13'11	Main 2
		Main	Master Bedroom	13' x 12'				Bsmt 3
Finished Floor (Total):	3,674 sq. ft.	Main	Bedroom	11'10 x 9'11				
Unfinished Floor:	0	Main	Bedroom	13'5 x 14'5				
Grand Total:	3,674 sq. ft.	Main	Laundry	11'6 x 6'3				
		Main	Foyer	7'1 x 19'7				
Flr Area (Det'd 2nd Res):	sq. ft.	Below	Living Room	24'4 x 14'2				
Suite: <b>Unauthorized Suite</b>		Below	Kitchen	12'7 x 7'5				
Basement: <b>Full, Fully Finished</b>		Below	Dining Room	12'11 x 7'3				
		Below	Recreation Room	11'6 x 15'4				

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **2** # of Rooms: **17**Manuf Type:  
MHR...

ByLaw Restrictions:

Registered in MH...  
CSA/BCE:PAD Rental:  
Maint. Fee:

**elevation**  
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