

South Surrey White Rock, Grandview Surrey **MLS# F1440128** Residential Detached **Active**  
**16231 31 AV, V3S 7E1**



List Price: **\$1,388,000**

Complex/Subdiv: **Morgan Acres**

Frontage: **50.33 ft** Bedrooms: **6** PID: **026-785-625**  
 Depth/Size: **173.42xirr** Bathrooms: **6** Type: **House/Single Family**  
 Lot Area SqFt: **8866.00** Full Baths: **5** Approx Yr Blt: **2008**  
 Rear Yard Exp: Half Baths: **1** Age at List Date: **7**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$6,093 (2014)**  
 Flood Plain: Zoning: **RES**

View: **N**  
 Serv. Connected: **Water, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **7** Covered Parking: **3**  
 Construction: **Concrete, Frame - Wood** Parking Access:  
 Foundation: **Concrete Perimeter** Parking Facilities: **Grge/Double Tandem**  
 Exterior: **Stucco, Wood, Stone** R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Rainscreen: Type of Roof: **Wood** Renovations: Possession:  
 Type of Roof: **Wood** Reno Year: Title to Land: **Freehold NonStrata**  
 Renovations: Seller's Interest: **Registered Owner**  
 Flooring: **Hardwood, Mixed, Tile** Mortgage Info: **\$0**  
 Water Supply: **City/Municipal** Property Disclosure: **Y**  
 Heat/Fuel: **Forced Air** Out Buildings:  
 No. of Fireplaces: **3** R/I Fireplaces: **Y**  
 Fireplace Fuel: **Gas - Natural**  
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**

Legal: **PL BCP25452 LT 14 LD 36 SEC 24 TWP 1**  
 Amenities:  
 Site Influences: **Shopping Nearby, Golf Course Nearby**  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'1 X 11'1	Above	Den	11' X 9'9			X
Main F.	Kitchen	15'9 X 11'	Above	Walk-In Closet	12'11 X 5'6			X
Main F.	Dining	14'11 X 11'1	Bsmt	Living Room	18' X 12'			X
Main F.	Eating Area	9'10 X 9'	Bsmt	Master Bedroom	18'4 X 18'			X
Main F.	Butlers Pantry	5'11 X 5'1	Bsmt	Bedroom	9'3 X 9'			X
Main F.	Foyer	11'9 X 6'4	Bsmt	Office	14'10 X 10'4			X
Above	Master Bedroom	18'2 X 14'3	Bsmt	Media Room	18'3 X 12'5			X
Above	Bedroom	14'2 X 13'10	Bsmt	Wine Room	6'11 X 6'1			X
Above	Bedroom	12'9 X 11'4	Bsmt	Walk-In Closet	10'4 X 8'			
Above	Bedroom	11'11 X 10'10						X

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,599** Total # Rooms: **19**  
 Finished Floor Up SqFt: **1,533** # Kitchens: **1**  
 Finished Floor Down: **0** Finished Levels: **3**  
 Finished Floor Bsmt SqFt: **2,023** Crawl/Bsmt Height:  
 Total Finished Floor SqFt: **5,155** Basement Area: **Full, Fully Finished**

Unfinished Floor: **0** Suite:  
 Grand Total Floor Area: **5,155**

Listing Broker(s): **HomeLife Benchmark Rlty (Clow)**

**Morgan Acres! Custom built home offers the best of everything. Entertainment style designer kitchen w/wolf range & 2 built-in ovens, microwave, stainless steel fridge/freezer, dishwasher. Granite counters & Travertine tiled custom backsplash. Butler's pantry w/wine fridge & bar sink. Custom designed living rm with 2 storey rock feature wall & soaring ceilings. Built in speakers thru out main flr. 2 lrg master suites w/ensuite & w/i closets. Elegant crystal lighting. Hardwood & imported Italian & Tavertine tiles. Media room w/100 in screen & projector & media seating. Wine cellar, double walled & insulated. TWO entertaining outdoor areas. Balcony w/fireplace & heaters off family/great rm. Patio next to beautiful water feature.**



## 16231 31 Avenue

### 2 STOREY + BSMT in MORGAN ACRES!

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Age	2008
Style	2 Storey + Bsmt
Bedrooms	6+Den+Office
Bathrooms	5.5
Size (sqft)	5,155
Lot (sqft)	8,866

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### NO SUBSTITUTE FOR **HARD WORK**

Homelife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit [www.katronisrealestate.com](http://www.katronisrealestate.com) for more info, photos and virtual tours.





# HOME FEATURES



- Entertainment style kitchen with Wolf Range (potfiller on stove) and 2 built-in ovens, microwave, Stainless Steel large refrigerator/freezer, dishwasher. Granite countertops and Travertine tiled custom backsplash.
- Wine cellar – double walled and insulated. Natural temperature control. 720 bottle capacity with redwood racking.
- Butler's pantry with wine fridge and bar sink.
- Media room with 100 inch screen and projector (media seating stays).
- Custom designed 2 storey rock feature wall with soaring ceilings in living room
- Built-in speakers thru-out main floor
- Hardwood and imported Italian and travertine tiles.
- TWO entertaining area outdoors
- Balcony with fireplace and heaters off the family room/great room.
- Patio next to beautiful water feature with self-filling features via in-ground sprinklers
- 2 large Master suites with ensuite and walk-in closets
- Large double garage/tandem with workspace (extra deep)
- Open plan living/dining rooms
- Back-up generator
- 2 80 gallon hot water tanks
- Elegant crystal lighting



## Schools in the Area

**Elementary**  
K - 7 Sunnyside Elementary

**Secondary**  
8 - 12 Semiahmoo Secondary

## Map

