



Presented by:  
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 Royal LePage West Real Estate Services  
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**Active**  
**R2401494**  
 Board: F  
 House/Single Family

**15760 RUSSELL AVENUE**  
 South Surrey White Rock  
 White Rock  
 V4B 2S1

Residential Detached  
**\$949,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **50.25** Original Price: **\$949,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1969**  
 Depth / Size: **133** Bathrooms: **2** Age: **50**  
 Lot Area (sq.ft.): **6,683.00** Full Baths: **2** Zoning: **RS-1**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$4,715.51**  
 Rear Yard Exp: **South** For Tax Year: **2018**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **007-084-617**  
 Tour: **Virtual Tour URL**

View: **No**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **Split Entry**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely** Reno. Year: **2011**  
 # of Fireplaces: **2** R.I. Plumbing:  
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard, Sundeck(s)**  
 Type of Roof: **Asphalt**

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single, Open, RV Parking Avail.**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus: **3 Blocks**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **Yes: Hot Tub; Interior Window Coverings.**  
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **LOT 268 PLAN NWP34533 SECTION 11 TOWNSHIP 1 LANDDISTRICT 36**  
 Amenities:  
 Site Influences: **Paved Road, Private Yard, Recreation Nearby, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Microwave, Security System, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Recreation	16'6 x 12'3			x			x
Bsmt	Bedroom	11'9 x 10'3			x			x
Bsmt	Laundry	10'6 x 5'10			x			x
Below	Foyer	6'11 x 3'5			x			x
Main	Living Room	16'10 x 14'7			x			x
Main	Dining Room	10'3 x 8'3			x			x
Main	Kitchen	10'3 x 9'10			x			x
Main	Bedroom	10'8 x 10'3			x			x
Main	Master Bedroom	12'7 x 12'6			x			x
		x			x			x

Finished Floor (Main):	<b>1,002</b>	# of Rooms:	<b>9</b>	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	2	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	3	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:	
Finished Floor (Basement):	<b>654</b>	Suite:	<b>None</b>	4				Pool:	
Finished Floor (Total):	<b>1,656 sq. ft.</b>	Crawl/Bsmt. Height:		5				Garage Sz:	<b>24'3"x11'3"</b>
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>1</b>	6				Grg Dr Ht:	
Grand Total:	<b>1,656 sq. ft.</b>	Beds not in Basement:	<b>2</b>	7					
		Basement:	<b>Full, Fully Finished</b>	8					

Listing Broker(s): **Royal LePage West Real Estate Services**

**The perfect family home, in the perfect neighbourhood. This 3 bedroom, 2 bathroom home features high quality, custom built-ins throughout the house, in sleek and stylish solid maple with a natural bamboo veneer. Entertain friends and family in your completely renovated, bright, open-concept kitchen and living area, leading out to a massive, sunny, south-facing deck. South-side windows come complete with European roll shutters to keep the heat out and the air flowing. The main bath features elegant Caesarstone countertops and regal marble floors. Relax and enjoy your favourite blockbuster with the built-in surround sound in the rec room. Murphy bed installed in downstairs bedroom, perfect for guests coming to stay. Fully renovated up and down. Plus - steps from shops & schools!**

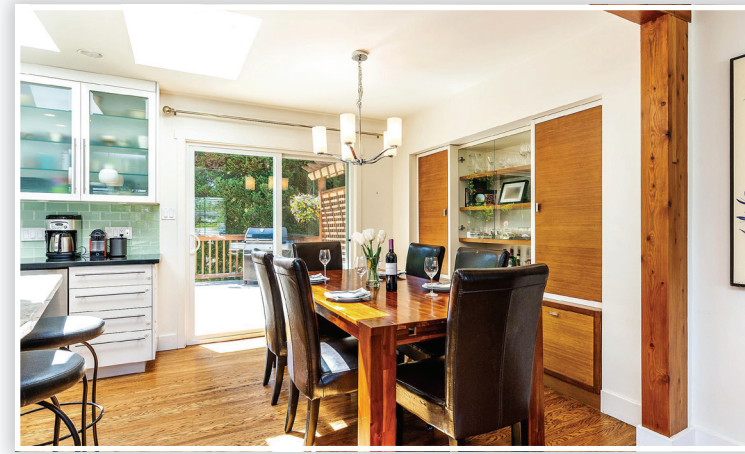


15760 Russell Avenue • White Rock



**Ajia Glover**   
 Don't just move out... *Move Up!*

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 www.AjiaTheRealtor.com



 <b>3</b>		<b>Details</b> Property Type: Split Entry	The perfect family home, in the perfect neighbourhood. This 3 bedroom, 2 bathroom home features high quality, custom built-ins throughout the house, in sleek and stylish solid maple with a natural bamboo veneer. Entertain friends and family in your completely renovated, bright, open-concept kitchen and living area, leading out to a massive, sunny, south-facing deck. South-side windows come complete with European roll shutters to keep the heat out and the air flowing. The main bath features elegant Caesarstone countertops and regal marble floors. Relax and enjoy your favourite blockbuster with the built-in surround sound in the rec room. Murphy bed installed in downstairs bedroom, perfect for guests coming to stay. Fully renovated up and down. Plus - steps from shops & schools!
 <b>2</b>		Lot Size: 6,683 sq. ft.	
		Year Built: 1969	
		Living Area: 1,656 sq. ft.	
		Taxes: \$4,715.51	

