



Presented by: **Inder Bains**

Gilco Real Estate Services
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Active
R3109740

Board: F
House/Single Family

13136 24 AVENUE
South Surrey White Rock
Elgin Chantrell
V4A 2G1

Residential Detached
\$5,788,853 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$5,788,853
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 2022
Frontage(feet): 147.00	Bathrooms: 9	Age: 4
Frontage(metres): 44.81	Full Baths: 7	Zoning: RH
Depth / Size:	Half Baths: 2	Gross Taxes: \$13,706.37
Lot Area (sq.ft.): 20,037.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.46	P.I.D.: 027-322-157	Tax Inc. Utilities?: No
Flood Plain:	View: No :	Tour:
Complex/Subdiv:	Services Connected: Electricity, Natural Gas	
First Nation Reserve:	Sewer Type: City/Municipal	Water Supply: City/Municipal

Style of Home: 2 Storey w/ Bsmt., 3 Storey	Total Parking: 15 Covered Parking: 3 Parking Access: Lane, Rear
Construction: Frame - Wood	Parking: Add. Parking Avail., Garage; Triple
Exterior: Mixed, Stone, Stucco	Driveway Finish: Paving Stone
Foundation: Concrete Perimeter	Dist. to Public Transit:
Renovations:	Title to Land: Freehold NonStrata
# of Fireplaces: 3 R.I. Fireplaces:	Property Disc.: No
Fireplace Fuel: Natural Gas	Fixtures Leased: No :
Fuel/Heating: Forced Air, Heat Pump, Radiant	Fixtures Rmvd: No :
Outdoor Area: Fenced Yard, Patio(s)	Floor Finish: Wall/Wall/Mixed
Type of Roof: Asphalt	

Legal: **LOT 1, PLAN BCP33233, SECTION 17, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Setting, Private Yard**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Intercom, Microwave, Oven - Built In, Range Top, Security System, Sprinkler - Inground, Vacuum - Built In**

Finished Floor (Main):	2,807	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,577	Main	Foyer	12' x 13'	Above	Walk-In Closet	6'2 x 12'	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Living Room	13' x 13'6"	Above	Bedroom	12'6 x 13'2"	Main 2
Finished Floor (Below):	0	Main	Dining Room	13' x 13'6"	Above	Walk-In Closet	5'6 x 12'	Main 4
Finished Floor (Basement):	3,500	Main	Family Room	18'4 x 19'	Above	Bedroom	12'6 x 13'6"	Above 5
Finished Floor (Total):	8,884sq. ft.	Main	Kitchen	14' x 20'	Above	Walk-In Closet	5' x 8'	Above 4
Unfinished Floor:	0	Main	Wok Kitchen	8' x 20'	Above	Study	6'2 x 8'	Above 4
Grand Total:	8,884sq. ft.	Main	Nook	10' x 10'	Above	Storage	6'2 x 7'	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Office	8' x 11'	Bsmt	Recreation Room	18' x 30'	Bsmt 2
Suite: None		Main	Primary Bedroom	15'6 x 17'10"	Bsmt	Bar Room	8' x 16'	Bsmt 5
Basement: Fully Finished, Separate Entry		Main	Mud Room	6' x 9'10"	Bsmt	Wine Room	6' x 9'	Bsmt 4
		Above	Primary Bedroom	15' x 16'6"	Bsmt	Living Room	11' x 12'6"	
		Above	Walk-In Closet	10' x 13'	Bsmt	Media Room	14'6 x 18'	
		Above	Bedroom	12' x 12'	Bsmt	Gym	18' x 20'6"	

Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: 2	# of Rooms: 31	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

Listing Broker(s): **Gilco Real Estate Services**

FRENCH CHATEAU LUXURY LIVING, One of the Finest Estate Homes in Elgin. This 8800+ sqft estate is the masterclass of luxury living on 20,000 sqft plus lot. This Luxury is Designed with timeless French inspired home with details. This beauty features Custom finishes inside and out with Full home automation, extra rich millwork details. Main floor features Open-concept living and dinning room, beautiful kitchen with Marble countertops leading to big wok kitchen. Master Bedroom, den also Main. Upstairs features 4 master bedrooms with storage room, laundry and prayer room. Basement features entertainment dream with big bar, rec room, living room, media room with gym/sauna. Basement also feature full size bedroom with nanny suite. Beautiful planned backyard with sitting area, outdoor kitchen.