



604.671.7000

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com

**R2847400****Active**House/Single Family
Residential Detached**3412 155 STREET**South Surrey White Rock
Morgan Creek**\$3,780,000** (LP)

(SP)

Sold Date:



Total Bedrooms 5
Total Baths 6
of Kitchens 2
FIARTotFin 5,960
#FinFlrLev 3
Type of Dwelling HOUSE
Style of Home 3BSMT

TotalPrkng 6
Exterior Finish HARDI, STONE, STUC
Gross Taxes \$8,990.45
Yr Blt 2021
Occupancy Owner
Floor Finish HDWD, CRPT

Days On Market 12
Fireplaces 4
Outdoor Area BPD
Lot Sz (Sq.Ft.) 9,157.00
FrontageFt 50.00
Depth 15.24
Fuel/Heating Natural Gas, Radiant

Pinnacle of Luxury, 6000 sq.ft. executive residence. Exceptional quality and design by WILD & HERRINGBONE INTERIORS impressive hand crafted millwork create this 6000+ sq.ft. luxurious 5 bdrm, 6 bthrm principal residence. Features include: Formal living rm & family rm, dining room, Gourmet chef's kitchen w/WOLF appliances & wok kitchen. Stunning stone linear fireplaces, custom oversized windows with 4' French shutters, radiant heat, hardwood floor throughout, central AC, smart control panel, security audio system & many more. 4Bd up, luxury master suite with 2 walk-in closets & fireplace. Bsmt is an entertainer's paradise with glass enclosed theatre, wet bar, cigar room, play area, gym, sauna, bonus 1 bdrm w/ensuite. Fully fenced, EV charger, outdoor heater, large patio, hot tub, play area.

RE/MAX Crest Realty

02/16/2024 11:20 AM

The above information is from sources believed reliable but should not be relied upon without verification. The publisher assumes no responsibility for its accuracy. "PREC* indicates Personal Real Estate Corporation"



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R2847400

Active

House/Single Family
Residential Detached

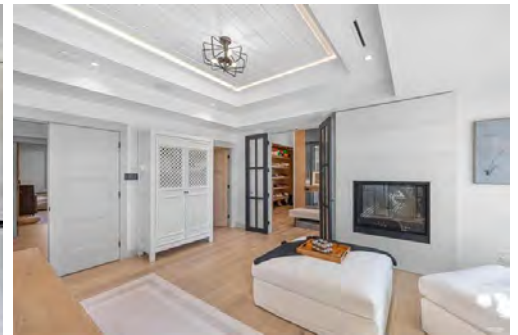
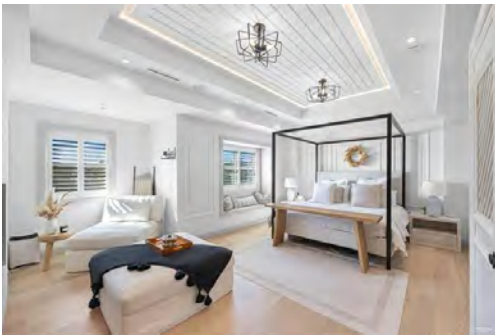
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Sold Date:	Frontage (feet):	50.00	Approx. Year Built:	2021
Depth / Size (ft.):	Bedrooms:	5	Age:	3
Lot Area (sq.ft.):	Bathrooms:	6	Zoning:	CD
Flood Plain:	Full Baths:	5	Gross Taxes:	\$8,990.45
Rear Yard Exp:	Half Bat...:	1	For Tax Year:	2023
Approval Req?:			Tax Inc. Utilities?:	No
If new, GST/HST inc?:			P.I.D.:	030-438-985

View: :
Complex / Subdiv:Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home:	3 Storey w/Bsmt	Total Parking:	6	Covered Parking:	2	Parking Access:	Front
Construction:	Frame - Wood	Parking:	Garage; Double, Other				
Exterior:	Fibre Cement Board, Stone, Stucco	Dist. to Public Transit:		Dist. to School B...:			
Foundation:		Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner		
Rain Screen:		Property Disc.:	Yes	PAD Rental:			
Renovations:		Fixtures Leased:	No	Fixtures Rmvd:			
# of Fireplaces:	4	Floor Finish:	Hardwood, Carpet				
Fireplace Fuel:	Natural Gas						
Water Supply:	City/Municipal						
Fuel/Heating:	Natural Gas, Radiant						
Outdoor Area:	Balcny(s) Patio(s) Dck(s)						
Type of Roof:	Asphalt						

Legal: **LOT 4, PLAN EPP70762, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Hot Tub Spa/Swirlpool, Other - See Remarks, Security System, Smoke Alarm, Vacuum - Built In, Wet Bar**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'6 x 17'1	Above	Walk-In Closet	8'1 x 15'9	Bsmt	Other	11'1 x 10'0
Main	Living Room	20'9 x 13'8	Above	Walk-In Closet	7'5 x 5'8	Bsmt	Playroom	15'0 x 17'4
Main	Dining Room	23'7 x 11'7	Above	Bedroom	13'3 x 12'7	Bsmt	Media Room	20'5 x 22'0
Main	Family Room	18'2 x 8'8	Above	Bedroom	11'1 x 9'8	Bsmt	Hobby Room	13'5 x 11'2
Main	Family Room	14'7 x 18'2	Above	Bedroom	13'5 x 11'5	Bsmt	Utility	7'9 x 11'3
Main	Eating Area	12'7 x 22'7	Above	Steam Room	9'3 x 15'11	Bsmt	Storage	6'0 x 3'6
Main	Kitchen	9'1 x 22'7	Above	Other	19'1 x 8'1	Bsmt	Walk-In Closet	3'1 x 9'3
Main	Wok Kitchen	8'11 x 8'1	Bsmt	Bedroom	11'9 x 12'1			x
Main	Laundry	13'8 x 12'1	Bsmt	Gym	7'8 x 18'2			
Above	Primary Bedro...	13'0 x 20'0	Bsmt	Sauna	7'8 x 4'9			

Finished Floor (Main):	2,150	# of Rooms:	27	Bath	1	Floor	Main	# of Pieces	2	Ensuite?	No	Outbuildings	
Finished Floor (Above):	1,705	# of Kitchens:	2		2		Above	5	Yes		Barn:		
Finished Floor (Below):	0	# of Levels:	3		3		Above	3	No		Workshop/Shed:		
Finished Floor (Basement):	2,105	Suite:			4		Above	3	No		Pool:		
Finished Floor (Total):	5,960 sq. ft.	Crawl/Bsmt. Height:			5		Bsmt	3	No		Garage Sz:	22.3	
Unfinished Floor:	0	Basement: Full		Beds not in Basement:	4		Bsmt	3	No		Door Height:	23.2	
Grand Total:	5,960 sq. ft.												

Listing Broker(s): **RE/MAX Crest Realty****Multiple Realty Ltd.**

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3412 155 ST Surrey BC V3Z 0G4

PID	030-438-985	Legal Description	LOT 4 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP70762				
Zoning	CD - Comprehensive Development (Bylaw 19039)	Plan	EPP70762				
Registered Owner	13*	Community Plans(s)	OCP: Land Use: Urban, NCP: Land Use: Suburban 1/4 Acre Residential Plan Area: Rosemary Heights Central, not in ALR				
Floor Area	5973 Ft ²	Max Elevation	48.17 m	Year Built	2021	Transit Score	37 / Some Transit
Lot Size	9135.83 ft ²	Min Elevation	45.73 m	Bedrooms	5	Walk Score	58 / Somewhat Walkable
Dimensions	-	Annual Taxes	\$8,990.45	Bathrooms	6	Structure	SINGLE FAMILY DWELLING

MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2847400	Active 04/02/2024	12	\$3,780,000 / -	RE/MAX Crest Realty
R2817389	Terminated 12/12/2023	85	\$3,998,000 / -	Multiple Realty Ltd.
R2522655	Terminated 01/03/2021	48	\$2,688,000 / -	Angell, Hasman & Associates Realty Ltd.

APPRECIATION

	Date	(\$)	% Change
List Price	04/02/2024	\$3,780,000	32.17 %
Sales History	29/11/2021	\$2,860,000	

ASSESSMENT

	2023	2024	% Change
Building	\$1,307,000	\$1,450,000	10.94 %
Land	\$1,636,000	\$1,709,000	4.46 %
Total	\$2,943,000	\$3,159,000	7.34 %

SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Rosemary Heights	Grandview Heights
District	SD 36	SD 36
Grades	K - 7	8 - 12

DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 15-0129-00
 Description: OCP Amendment from "Suburban" to "Urban"; NCP Amendment from "Suburban 1/2 Acre Residential" to "Transitional/Single Family Residential (5 u.p.a. max.)"; Rezoning from RA to CD (based on RF) to allow subdivision into four (4) single family residential lots.

The enclosed information, while deemed to be correct, is not guaranteed.

Detailed Tax Report

Property Information

Prop Address	3412 155 ST	Jurisdiction	CITY OF SURREY
Municipality	CITY OF SURREY	Neighborhood	SOUTHEAST SURREY
Area	SOUTH SURREY WHITE ROCK	SubAreaCode	F58
PropertyID	030-438-985	BoardCode	F
PostalCode	V3Z 0G4		

Property Tax Information

TaxRoll Number	5262030191	Gross Taxes	\$8,990.45
Tax Year	2023	Tax Amount Updated	06/27/2023

More PIDS

030-438-985

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twnship	Range	Meridian
EPP70762	4			36	26	1		

Legal FullDescription

LOT 4, PLAN EPP70762, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Land & Building Information

Width		Depth	
Lot Size	9157 SQUARE FEET	Land Use	
Actual Use	SINGLE FAMILY DWELLING		
Year Built	2021		
BCA Description	2 STY SFD - AFTER 1990 - CUSTOM	Zoning	
WaterConn			
BCAData Update	01/05/2024		

Supplementary Property Info

BedRooms	5	Foundation	BASEMENT
Full Bath	2	Half Bath2	2
Half Bath3	2	Stories	2.00
Pool Flg		Carport	
Garage S	1	Garage M	

Actual Totals

Land	Improvement	Actual Total
\$1,709,000.00	\$1,450,000.00	\$3,159,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,709,000.00	\$1,450,000.00	\$0.00	\$0.00	\$3,159,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,709,000.00	\$1,450,000.00	\$0.00	\$0.00	\$3,159,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/29/2021	\$2,860,000.00	CA9539127	IMPROVED SINGLE PROPERTY TRANSACTION
5/4/2018	\$0.00	CA6780876	REJECT - NOT SUITABLE FOR SALES ANALYSIS



Scan Barcode for 3D Matterport Virtual Tour



● LIVING AREA		● EXTRA AREA	
	5960 SQ FT		1182 SQ FT
Main Floor	2150 SQ FT	Garage	505 SQ FT
Upper Floor	1705 SQ FT	Patio	182 SQ FT
Lower Floor	2105 SQ FT	Deck	495 SQ FT

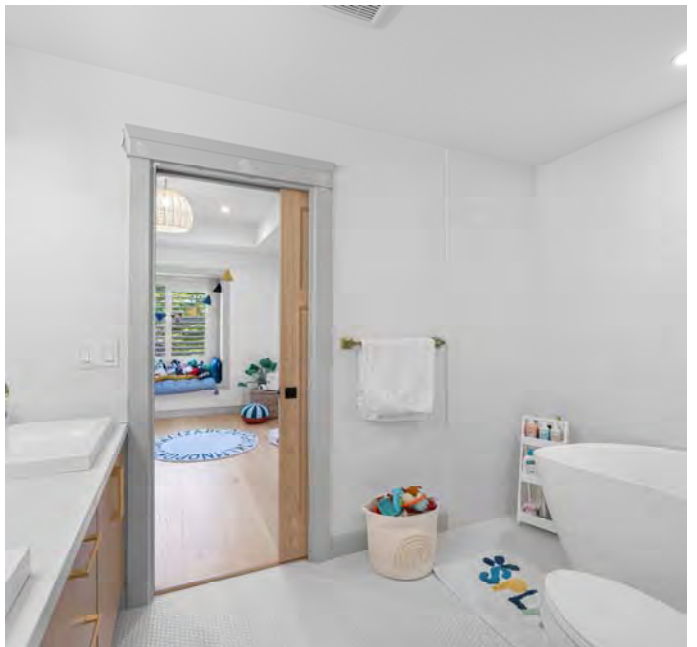


*Floor plans are intended to give a general indication of the proposed layout only.

*All dimensions are not guaranteed, not intended to form part any contract or warranty.











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NOW WITH SOLD HISTORY

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1775 Cedar Cres (Shaughnessy)

ATTN Developers – Builders | Post 1940 Building
lot 100 x 125 | .38 FSR – Can built 7000sf home

\$6,200,000



2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 sf lot.
Ideal family living with private landscapling.

\$9,800,000



1491 W 26th Ave (Shaughnessy)

5,800SF house on a 8,800 s/f lot
Custom built home for luxurious lifestyle

\$5,500,000



2801-1455 Howe (Pomeria)

2,130 s/f S/E Facing 3 Bed, 3 Bath, Sub P/H
with Fantastic False Creek View. A Must See!

\$3,499,000



3412 155 St (South Surrey)

6000 sq.ft. Executive residence w/ hand crafted millwork,
luxurious 5 bed, 6 bath. Spacious outdoor are fully fenced.

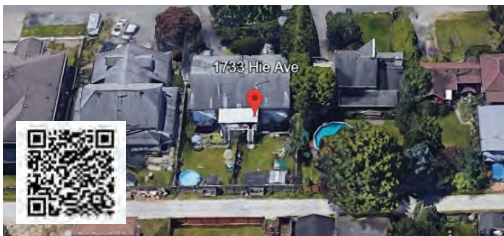
\$3,780,000



2057 Cornerstone Dr. (Kelowna)

8000 s/f lot, 3600 s/f home perched on a hilltop with
stunning views of Okanagan & Shannon Lake. MUST SEE!

\$1,490,000



1733 Hie Ave (Coquitlam)

Possible Land Assembly – Zone Block A RM3 & RM2 Designated
for medium density | Originally 3 - 4 suites with 4 kitchens.

\$2,200,000



698 Quadling (Coquitlam)

Coquitlam West Development Opportunity / Land Assembly.
FSR of 2.45 or a 4-6 story development with an FSR of 2.3

\$2,300,000



5770 - 5790 Granville (2 Lots)

Land Assembly - 2 Lots | Each 8,500 s/f Totalling
17,000 s/f | 2.4 FSR Purpose Built Rental

\$8,200,000



Lot 6 Anstey Arm (Shuswap Lake)

Boat access ONLY | 33.33 acres lot sits on beautiful sandy beaches
of Roberts Bay Park | 20mins from Sicamous to this paradise.

\$499,000



DL5418 Pemberton (Mount Currie)

55-acre off-grid Land. 25miles South of Whistler.
Campground possible w/ permit. A sanctuary of privacy.

\$1,200,000



67901 Othello Road (Hope)

1775A Coquihalla River property. Paved Access. Current
zoning L-1, I-2, R. safe for RV/Tent & Residential Dwelling

\$1,200,000