



604.671.7000

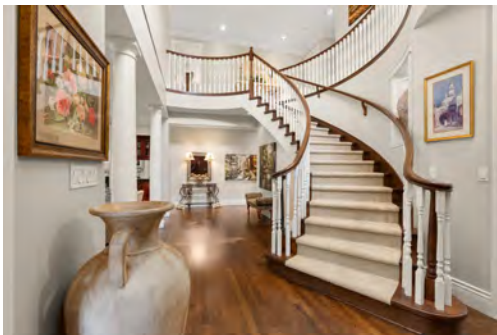
**Condos & Homes Team**

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**R2865760****Active**House with Acreage  
Residential Detached**14147 24TH AVENUE**South Surrey White Rock  
Sunnyside Park Surrey**\$5,200,000** (LP)

(SP)

Sold Date:



**Total Bedrooms** 5  
**Total Baths** 6  
**# of Kitchens** 1  
**FIARTotFin** 4,368  
**#FinFlrLev** 2  
**Type of Dwelling** HACR  
**Style of Home** 2ST

**TotalPrkng** 12  
**Exterior Finish** STONE, STUC, WOOD  
**Gross Taxes** \$10,527.19  
**Yr Blt** 2002  
**Occupancy** Owner

**Days On Market** 5  
**Fireplaces** 4  
**Outdoor Area** BALC, FENYD, PADK  
**Lot Sz (Sq.Ft.)** 43,560.00  
**FrontageFt** 155.06  
**Depth** 280.9  
**Fuel/Heating** Electric, Natural Gas

14147 24th Ave, V4A 9Y8 - Nestled in the prestigious South Surrey White Rock, specifically within the charming sub-area of Sunnyside Park Surrey, you are invited into a realm of opulence and refinement. Adjacent to Elgin Park Secondary School, this distinguished mansion, meticulously crafted sits on a 1 Acre lot, ft. 5 beds, 5.5 baths, & over 4,400 SF of interior space. Its west-facing orientation floods the residence with natural light creating a dreamy ambience. Step outside to a sprawling backyard, perfect for entertainment and leisure, complemented by a discreetly positioned workshop/storage area with a BBQ section and fireplace for alfresco dining. With a four-car garage and ample storage, this home caters to the practical needs of modern living. Potential subdivision to smaller lots.

RE/MAX Crest Realty

04/06/2024 09:55 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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**R2865760**

**Active**

House with Acreage  
Residential Detached

**14147 24TH AVENUE**

South Surrey White Rock  
Sunnyside Park Surrey

**\$5,800,000** (LP)  
(SP)

Sold Date:





**R2865760** **14147 24TH AVENUE** **\$5,800,000** (LP)  
**Active** Sunnyside Park Surrey (SP)  
 House with Acreage South Surrey White Rock  
 Residential Detached Sold Date:



Sold Date: Frontage (feet): **155.06** Approx. Year Built: **2002**  
 Depth / Size (ft.): **280.9** Bedrooms: **5** Age: **22**  
 Lot Area (sq.ft.): **43,560.00** Bathrooms: **6** Zoning: **AC RES**  
 Flood Plain: Full Baths: **5** Gross Taxes: **\$10,527.19**  
 Rear Yard Exp: Half **1** For Tax Year: **2023**  
 Approval Req?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **023-348-933**

View: **Yes: Garden**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey** Total Parking: **12** Covered Parking: **4** Parking Access: **Front**  
 Construction: **Concrete Frame** Parking: **Carport & Garage**  
 Exterior: **Stone, Stucco, Wood** Dist. to Public Transit: Dist. to School  
 Foundation: Reno. Year: Title to Land: **Freehold NonStrata**  
 Rain Screen: R.I. Plumbing: Seller's Interest: **Registered Owner**  
 Renovations: R.I. Fireplaces: Property Disc.: **Yes**  
 # of Fireplaces: **4** PAD Rental:  
 Fireplace Fuel: **Natural Gas** Fixtures Leased: **No** :  
 Water Supply: **City/Municipal** Fixtures Rmvd: **No** :  
 Fuel/Heating: **Electric, Natural Gas** Floor Finish:  
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s) & Deck(s)**  
 Type of Roof: **Wood**

Legal: **LOT 3, PLAN LMP27327, SECTION 21, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT**  
 Amenities:  
 Site Influences:  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 22'0	Above	Bedroom	14'4 x 16'0			x
Main	Kitchen	13'6 x 13'9	Above	Bedroom	12'6 x 16'0			x
Main	Nook	12'0 x 13'9	Above	Bedroom	13'5 x 15'6			x
Main	Dining Room	12'6 x 15'8			x			x
Main	Bedroom	13'1 x 18'4			x			x
Main	Great Room	15'6 x 20'0			x			x
Main	Office	13'6 x 16'0			x			x
Main	Laundry	8'8 x 11'8			x			x
Main	Porch (enclosed)	11'6 x 12'3			x			
Above	Primary	15'6 x 22'0			x			

Finished Floor (Main):	<b>4,368</b>	# of Rooms:	<b>13</b>	Bath		Floor		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>				Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2	<b>Main</b>	<b>2</b>	<b>No</b>				Workshop/Shed:	
Finished Floor (Basement):	<b>0</b>	Suite:		3	<b>Above</b>	<b>5</b>	<b>Yes</b>				Pool:	
Finished Floor (Total):	<b>4,368 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>No</b>				Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	Beds not in Basement: <b>5</b>	5	<b>Above</b>	<b>4</b>	<b>No</b>				Door Height:	
Grand Total:	<b>4,368 sq. ft.</b>	Basement: <b>None</b>		6	<b>Above</b>	<b>4</b>	<b>No</b>					
				7								
				8								

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

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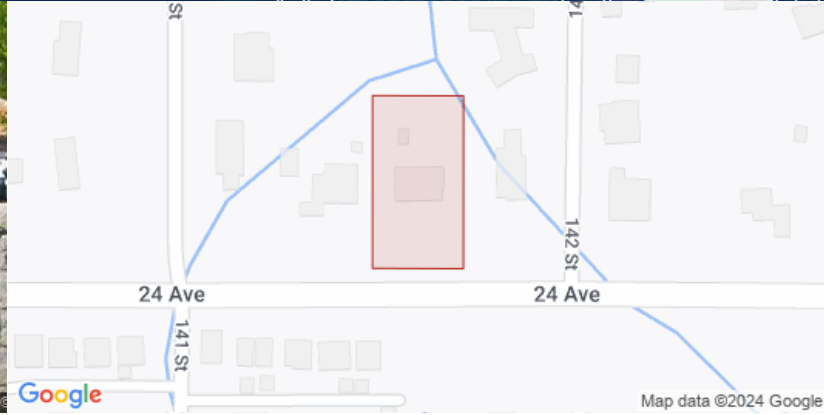
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Google



Map data ©2024 Google

## 14147 24 AV Surrey BC V4A 9Y8

<b>PID</b>	023-348-933	<b>Legal Description</b>	LOT 3 SECTION 21 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP27327				
<b>Zoning</b>	RA - One Acre Residential Zone	<b>Plan</b>	LMP27327				
<b>Registered Owner</b>	NI*, S*	<b>Community Plans(s)</b>	OCP: Land Use: Suburban, LAP: Land Use: One acre Plan Area: Central Semiahmoo Peninsula, not in ALR				
<b>Floor Area</b>	4368 Ft <sup>2</sup>	<b>Max Elevation</b>	92.88 m	<b>Year Built</b>	2002	<b>Transit Score</b>	22 / Minimal Transit
<b>Lot Size</b>	1.00 acres	<b>Min Elevation</b>	91.15 m	<b>Bedrooms</b>	5	<b>Walk Score</b>	24 / Car-Dependent
<b>Dimensions</b>	-	<b>Annual Taxes</b>	\$10,527.19	<b>Bathrooms</b>	6	<b>Structure</b>	SINGLE FAMILY DWELLING

### MLS HISTORY

	Status (Date)	DOM	LP/SP	Firm
R2865760	Active 01/04/2024	5	\$5,700,000 / -	RE/MAX Crest Realty
F1122594	Expired 30/11/2011	84	\$2,799,000 / -	RE/MAX Westcoast
F2503357	Sold 04/06/2005	108	\$1,128,000 / \$1,061,000	RE/MAX Colonial Pacific Realty

### APPRECIATION

	Date	(\$)	% Change
List Price	01/04/2024	\$5,700,000	308.31 %
Sales History	23/07/2009	\$1,396,000	31.57 %
	11/08/2005	\$1,061,000	

### SCHOOL CATCHMENT

	Elementary	Secondary
Catchment	Chantrell Creek	Elgin Park
District	SD 36	SD 36
Grades	K - 7	8 - 12

### ASSESSMENT

	2023	2024	% Change
Building	\$961,000	\$989,000	2.91 %
Land	\$2,329,000	\$2,471,000	6.10 %
Total	\$3,290,000	\$3,460,000	5.17 %

### DEVELOPMENT APPLICATIONS

Status: Concluded Project No.: 95-0013-00  
Description: None

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















































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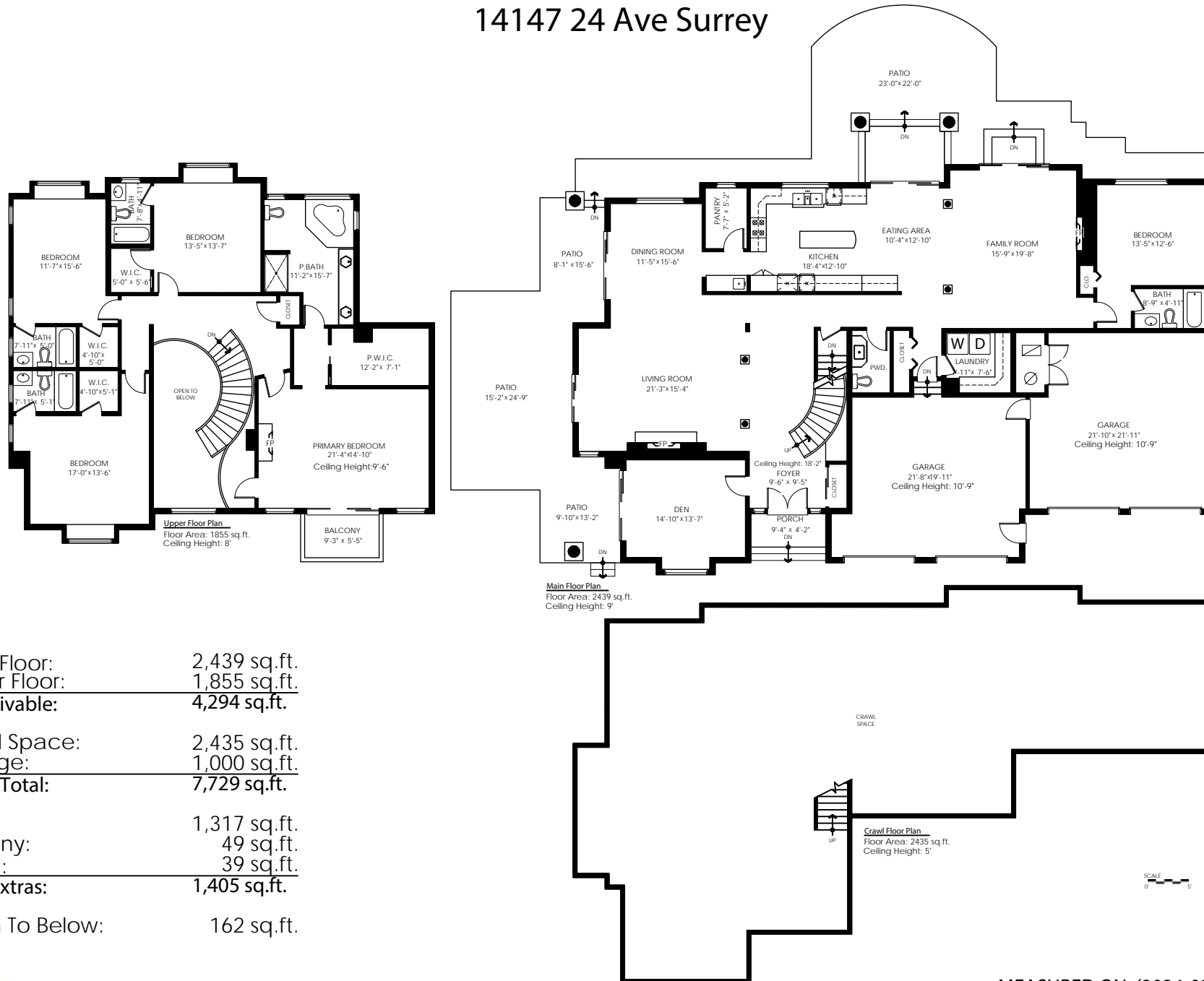
BC

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14147 24 Ave Surrey



Main Floor: 2,439 sq.ft.  
Upper Floor: 1,855 sq.ft.  

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Total Livable: 4,294 sq.ft.

Crawl Space: 2,435 sq.ft.  
Garage: 1,000 sq.ft.  

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Grand Total: 7,729 sq.ft.

Patio: 1,317 sq.ft.  
Balcony: 49 sq.ft.  
Porch: 39 sq.ft.  

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Total Extras: 1,405 sq.ft.

Open To Below: 162 sq.ft.



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area.

This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

info@pixlworks.com

www.pixlworks.com

MEASURED ON: (2024-03-31)  
604.329.5788





604.671.7000

BC

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Potential Land Assembly



14147-24 Ave

2438 141st St

14137  
24th Ave

14147  
24th Ave

2429 142 Street



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# BC

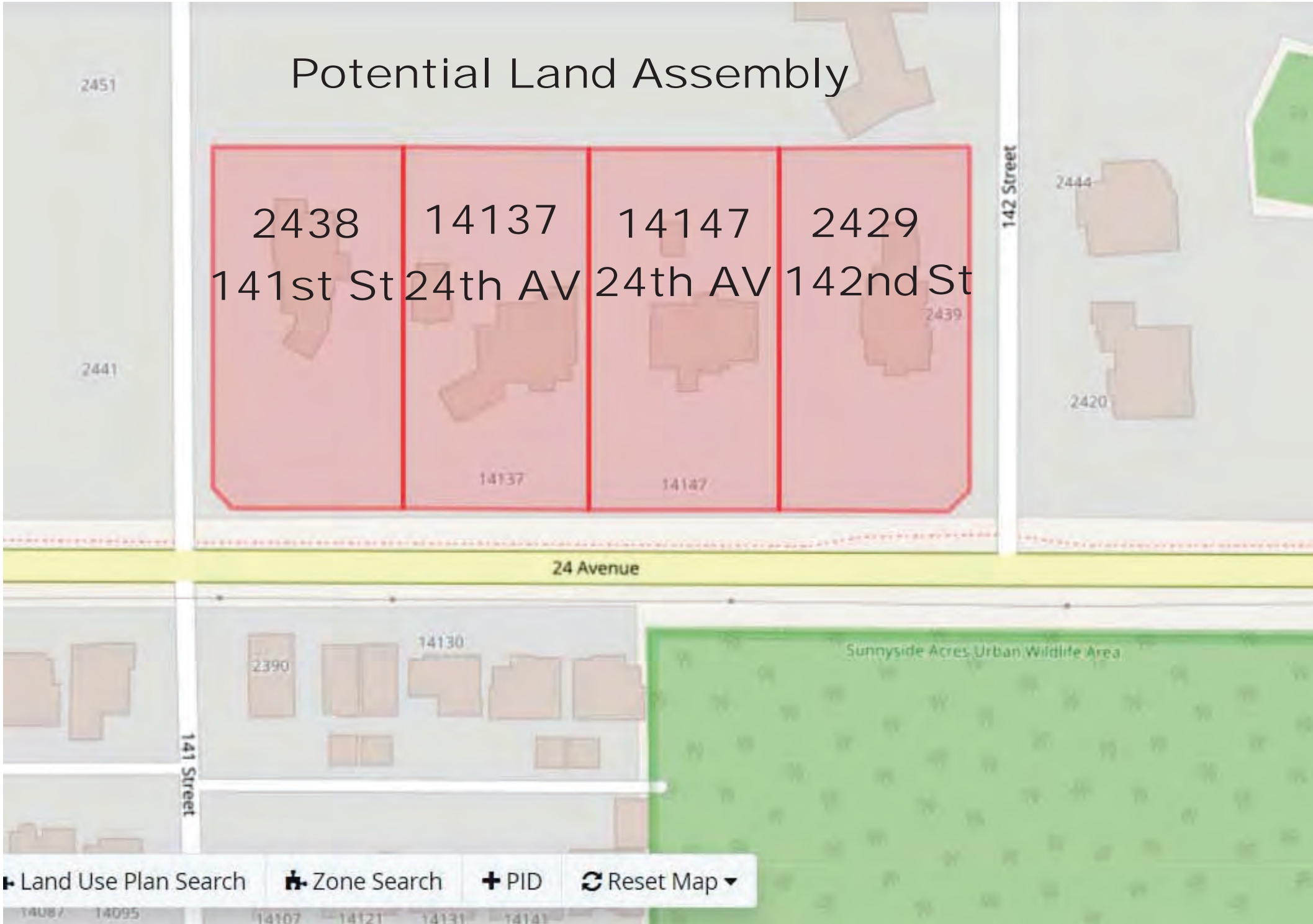
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## Potential Land Assembly

2438 14137 14147 2429  
141st St 24th AV 24th AV 142nd St



Don Maxwell Land Assembly-2

2/17/2024, 9:18:55 AM

Address	PID	Lot Size	Floor Area	2024 Assessed Total Value
2438 141 ST Surrey BC V4P 2E7	023-348-950	43560	8258	3797000
14137 24 AV Surrey BC V4A 9Y8	023-348-941	43560	4368	3460000
14147 24 AV Surrey BC V4A 9Y8	023-348-933	43560	4368	3460000
2439 142 ST Surrey BC V4P 2E9	023-348-925	43560	4742	3443000



## Price Band & Bedroom DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
\$0 - 700,000	0	0	NA
700,001 – 800,000	0	0	NA
800,001 – 900,000	0	0	NA
900,001 – 1,000,000	0	0	NA
1,000,001 – 1,250,000	2	1	50%
1,250,001 – 1,500,000	26	10	38%
1,500,001 – 1,750,000	46	25	54%
1,750,001 – 2,000,000	62	8	13%
2,000,001 – 2,250,000	30	7	23%
2,250,001 – 2,500,000	34	4	12%
2,500,001 – 2,750,000	23	4	17%
2,750,001 – 3,000,000	24	4	17%
3,000,001 – 3,500,000	33	0	NA
3,500,001 – 4,000,000	25	1	4%
4,000,001 – 4,500,000	10	1	10%
4,500,001 – 5,000,000	13	0	NA
5,000,001 – 5,500,000	0	0	NA
5,500,001 - 6,000,000	10	0	NA
6,000,001 - 6,500,000	2	0	NA
6,500,001 - 7,000,000	1	1	100%
7,000,001 & Greater	7	0	NA
TOTAL*	348	66	19%

2 Bedrooms & Less	16	4	25%
3 to 4 Bedrooms	150	38	25%
5 to 6 Bedrooms	137	22	16%
7 Bedrooms & More	45	2	4%
TOTAL*	348	66	19%

## Community DETACHED HOUSES

SnapStats®	Inventory	Sales	Sales Ratio
Crescent Beach Ocean Park	50	15	30%
Elgin Chantrell	32	3	9%
Grandview	51	8	16%
Hazelmere	2	0	NA
King George Corridor	50	11	22%
Morgan Creek	18	4	22%
Pacific Douglas	31	4	13%
Sunnyside Park	31	13	42%
White Rock	83	8	10%
TOTAL*	348	66	19%

SnapStats®	February	March	Variance
Inventory	308	348	13%
Solds	56	66	18%
Sale Price	\$1,807,500	\$1,743,000	-4%
Sale Price SQFT	\$623	\$620	0%
Sale to List Price Ratio	97%	97%	0%
Days on Market	15	10	-33%

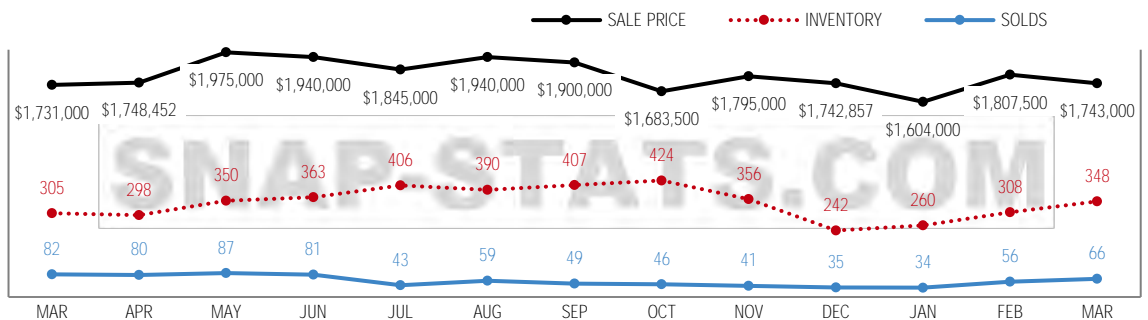
\*Sales Ratio suggests market type and speed (ie Balanced 12-20%.) Refer to YTD reports for sustained periods. If >100% MLS® data reported previous month's sales exceeded current inventory count.

## Market Summary

- Market Type Indicator **S SURREY WHITE ROCK DETACHED**: Balanced Market at 19% Sales Ratio average (1.9 in 10 homes selling rate)
- Homes are selling on average 3% below list price
- Most Active Price Band\*\* \$1.5 mil to \$1.75 mil with average 54% Sales Ratio (Sellers market)
- Buyers Best Bet\*\* Homes between \$3.5 mil to \$4 mil, Elgin Chantrell, White Rock and minimum 7 bedroom properties
- Sellers Best Bet\*\* Selling homes in Sunnyside Park and up to 4 bedroom properties

\*\*With minimum inventory of 10 in most instances

## 13 Month Market Trend



## Compliments of...

**BC Condos And Homes**  
RE/MAX Crest Realty  
604 265 7975

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info@bccondosandhomes.com





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**Les Twarog**

NOW WITH SOLD HISTORY

Breaking News: Check out the most popular Real Estate Website in the Lower Mainland

**www.BCCondosandhomes.com**



### 14147 24th Ave (White Rock)

New to market, 4,368 s/f Mansion  
Built by European Builder on 1 Acre Lot

**\$5,200,000**



### 2640 W 50th Ave (Kerrisdale)

6,200 sf Cape Cod house on a 20,000 s/f 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**



Parking lot in front will be a park

### 506 - 1678 Pullman Porter St (False Creek)

1203sf NE corner suite with 2 Beds 2 Baths.  
False Creek Views | Urban luxury living.

**\$1,999,000**



### 3412 155 St (South Surrey)

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

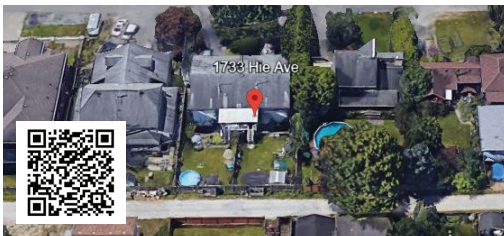
**\$3,780,000**



### 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**



House Rendering of future 2 subdivided lots

### 472 E 4th (North Vancouver)

Potential Subdivision Opportunity (6-Plex or 2 detached homes)  
Re-zoning application is approved | \$5600/mo rental income.

**\$2,200,000**



### 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**



### DL5418 Pemberton (Mount Currie)

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

**\$1,200,000**



### Classic Designs (Tsawwassen Mills)

Home accessory business,  
\$2M Inventory, Sales \$800K/yr

**\$2,200,000**



### 2401 565 Smithe (Downtown)

1033 sf unit at Vita "Private Collection" in Downtown Vancouver,  
2 Bed, 2 bath + Flex space facing SE, Developed by Italian  
Builder "Soltara" False Creek Views

**\$1,129,000**