## **13671 16 Avenue** Surrey, V4A 1P7



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MLS# R3049080



\$2,698,000

3 Bedrooms | 3 Bathrooms | 2,456 Sqft

17,800 sqft lot with PLA approved to subdivide into 2 lots. Feasibility study and conceptual plans completed. Buyer to verify compliance with the city. C44 zoning, city-dedicated laneway with engineering and servicing complete. New sanitary service from dedicated laneway. Storm, water and gas servicing to existing lot from 16th Ave. Topographic/tree surveys, TCP, and agreements in place. Capital Projects Contribution \$20K and DCC \$45K. Fantastic existing 2,200 sqft renovated 3 bed, 3 bath home with chef s kitchen, 20 island, quartz, GE Monogram appliances, great room, family room, flex space, and large deck with pergola. High-efficiency gas furnace, gas hot water, fruit trees. Rented \$4,000/mo. Possible ocean views from new builds. School catchments of Ray Shepherd and elgin secondary



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