

Active

R3061529

Board: F , Detached

House/Single Family

16243 10 AVENUE

South Surrey White Rock

King George Corridor

V4A 1A9

\$2,199,000 (LP)

(SP)

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Days on Market: 25

Orig. Price: \$2,199,000

Prev. Price: \$0

List Date: 10/23/2025

Expiry Date: 4/21/2026

Seller's Acceptance Date:

Subject Removal Date:

Completion Date:

Meas. Type: Feet

Frontage (feet): 39.90

Frontage (metres): 12.16

Depth / Size:

Lot Area (sq.ft.): 3,275.00

Lot Area (acres): 0.08

Flood Plain:

View:

If new, GST/HST inc?: No

Bedrooms: 5

Bathrooms: 5

Full Baths: 5

Half Baths: 0

Rear Yard Exp: East

P.I.D.: 032-017-031

Approx. Year Built: 2025

Age: 0

Zoning: CD

Gross Taxes: \$3,786.12

For Tax Year: 2025

Tax Inc. Utilities?: No

Tour: Virtual Tour URL

Complex/Subdiv: Creekside at McNally

First Nation Reserve:

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Sewer Type: City/Municipal

Water Supply: City/Municipal

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Brick, Fibre Cement Board, Wood

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 1 R.I. Fireplaces:

Fireplace Fuel: Natural Gas

Fuel/Heating: Forced Air, Heat Pump, Natural Gas

Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 4

Covered Parking: 2

Parking Access:

Parking: Garage; Double, Open

Driveway Finish:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: Freehold Strata

Land Lease Expiry Year:

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: No :

Fixtures Rmvd: No :

Type of Roof: Asphalt

Floor Finish: Hardwood, Tile, Wall/Wall/Mixed

Legal: STRATA LOT 2 DISTRICT LOT 12 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EP58972 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Amenities: None

Site Influences: Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Features: Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Wet Bar

| | | | | | | | | |
|----------------------------|---------------|-------|-----------------|--------------|-------|----------|------------|------------|
| Finished Floor (Main): | 1,403 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
| Finished Floor (Above): | 1,295 | Main | Foyer | 10'5 x 5'5 | Below | Bar Room | 12'7 x 8'0 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Dining Room | 15'1 x 11'0 | Below | Bedroom | 10'0 x 9'8 | Main 3 |
| Finished Floor (Below): | 899 | Main | Living Room | 19'2 x 15'1 | Below | Den | 9'10 x 7'3 | Above 5 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 19'2 x 10'8 | | | | Above 3 |
| Finished Floor (Total): | 3,597 sq. ft. | Main | Office | 13'10 x 10'9 | | | | Above 4 |
| Unfinished Floor: | 0 | Main | Bedroom | 13'3 x 10'3 | | | | Below 4 |
| Grand Total: | 3,597 sq. ft. | Above | Primary Bedroom | 15'3 x 13'2 | | | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | Above | Walk-In Closet | 7'11 x 5'11 | | | | |
| | | Above | Bedroom | 11'2 x 10'7 | | | | |
| | | Above | Bedroom | 10'8 x 10'3 | | | | |
| Suite: None | | Above | Family Room | 13'10 x 10'6 | | | | |
| Basement: Fully Finished | | Above | Laundry | 9'7 x 6'0 | | | | |
| | | Below | Living Room | 12'7 x 10'4 | | | | |

Crawl/Bsmt. Ht: # of Levels: 3

of Kitchens: 1 # of Rooms: 16

Manuf Type: Registered in MHR?:

MHR#: CSA/BCE:

ByLaw Restrictions: No Restrictions

PAD Rental:

Maint. Fee: \$0.00

List Broker 1: The Agency White Rock - OFC: 604-560-0775

List Desig Agt 1: Philip DuMoulin - PREC - Phone: 604-787-2114

List Broker 2: The Agency White Rock - OFC: 604-560-0775

List Desig Agt 2: Sandra Miller - PREC - Contc: 778-833-1169

Buyer's Broker 1:

Buyer's Agent 1:

Owner: **Privacy Protected** RS COASTAL DESIGN INC. INC.NO. BC0836046

Commission: 3.22% ON THE FIRST \$100,000.00 AND 1.15% ON THE REMAINING BALANCE.

Occupancy: Vacant

List Broker 3: The Agency White Rock - OFC: 604-560-0775

philip.dumoulin@theagencyre.com

Appointments: Touchbase

Call: Philip

Phone: 604-787-2114

Realtor *PRIVACY PROTECTED - DO NOT SOLICIT* Measurements by [Re]Angle approximate, buyer to verify if necessary. Lot size and frontage

Remarks: taken from COSMOS approximate, buyer to verify if necessary. Please provide Team Disclosure with all offers. Bare land strata property, annual fee of roughly \$462.50. Estimation to be confirmed by developer.

Introducing the first of eight custom-built homes in exclusive McNally Creek Estates. This stunning 5-bedroom, 5-bath residence offers refined living with 10' ceilings on the main and an open, elegant layout backing onto peaceful green space for exceptional privacy. The gourmet kitchen features an 84" integrated fridge and a 48" dual-fuel graphite Dacor range—perfect for the discerning chef. Walking distance to the White Rock strip, this home blends luxury and convenience. Built by a well known local reputable builder and covered by a 2/5/10 warranty, it also offers suite potential for added flexibility. A rare opportunity to own in one of South Surrey's most desirable new enclaves.

RED Full Realtor

1 Page

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11/17/2025 08:29 PM