

TO WHOM IT MAY CONCERN

RE CASEY WHITWORTH - RE/MAX REALTY

Our sincerest thanks to Casey for the great service we received from him. He is so knowledgeable, was able to answer all our questions and give us assurance regarding the sale of our house.

We were referred to Casey by a friend who assured us we would be looked after as though we were family, and we certainly were. He is so thorough, he even went to the trouble of investigating the developer and realtor of the condominium we were going to buy.

Casey has many contacts in the construction, renovating, gardening, cleaning, and moving industries which were a great help to us.

Due to Casey's hard work and diligence, our house sold very quickly and we were able to concentrate on the move to our new home.

Casey, it is very obvious that you immensely enjoy what you do and we wish you all the best in the future.

Our best regards

*M. Nadelko*

Joe and Marian Nadelko

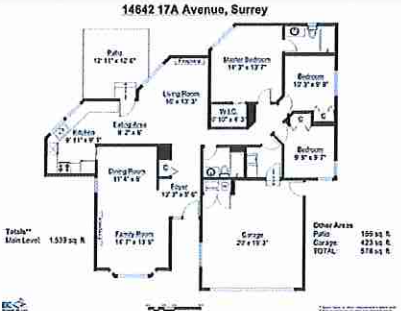
*Joe Nadelko*



Presented by:  
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South Surrey White Rock, Sunnyside Park Surrey **MLS# F1431073** Residential Detached **Sold**  
**14642 17A AV, V4A 7P8**



**List Price: \$750,000** Previous Price: **Sold Price \$720,000**  
**Days on Market: 10** Original Price: **\$750,000** **Sold Date: 09-Feb-15**

Complex/Subdiv:  
 Frontage: **33.77 ft** Bedrooms: **3** PID: **000-902-110**  
 Depth/Size: **133x119x8** Bathrooms: **2** Type: **House/Single Family**  
 Lot Area SqFt: **7,180** Full Baths: **2** Approx Yr Blt: **1986**  
 Rear Yard Exp: **SE** Half Baths: **0** Age at List Date: **29**  
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$3,698 (2014)**  
 Flood Plain: **No** Zoning: **RF**

View: **N**  
 Serv. Connected: **Water, Electricity**

Style of Home: **Rancher/Bungalow** Total Parking: **4** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**  
 Exterior: **Wood, Brick** R/I Plumbing: Dist to Public Trans: **2** Dist to School Bus: **1**  
 Rainscreen: **No** Renovations: **Freehold NonStrata**  
 Type of Roof: **Asphalt** Seller's Interest: **Registered Owner**  
 Flooring: **Wall/Wall/Mixed** Mortgage Info: **\$0**  
 Water Supply: **City/Municipal** Property Disclosure: **Y**  
 Heat/Fuel: **Forced Air, Radiant, Natural Gas** Out Buildings: **/Garage Sz: 20 x 19'3'/Workshop Sz: 10 x 8**  
 No. of Fireplaces: **2** R/I Fireplaces: **Y**  
 Fireplace Fuel: **Gas - Natural, Electric**  
 Outdoor Area: **Fenced Yard, Patio(s)**  
 Pad Rental:  
 Fixtures Lease: **N**  
 Fixt Removed: **N**

Legal: **LOT 295 PI 66581 LD 36 SEC 15 TWP 1 PART SW 1/4**  
 Amenities:  
 Site Influences: **Private Setting, Recreation Nearby, Cul-de-Sac, Greenbelt**  
 Features Incl: **Security System, Sprinkler - Inground, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Foyer	13'3 X 5'6	Main F.	Laundry	6'10 X 5'7			X
Main F.	Family Room	14'7 X 13'9	Main F.	Patio	12'11 X 12'6			X
Main F.	Dining	11'4 X 8'						X
Main F.	Kitchen	9'11 X 9'1						X
Main F.	Eating Area	8'2 X 8'						X
Main F.	Living Room	16' X 13'3						X
Main F.	Master Bedroom	14'3 X 13'7						X
Main F.	Walk-In Closet	6'10 X 4'3						X
Main F.	Bedroom	10'3 X 9'8						X
Main F.	Bedroom	9'9 X 9'7						X

**Floor Area (SqFt):**  
 Main Floor Area SqFt: **1,597** Total # Rooms: **12**  
 Finished Floor Up SqFt: **0** # Kitchens: **1**  
 Finished Floor Down: **0** Finished Levels: **1**  
 Finished Floor Bsmt SqFt: **0** Crawl/Bsmt Height: **4**  
 Total Finished Floor SqFt: **1,597** Basement Area: **Crawl**  
 Unfinished Floor: **0** Suite:  
 Grand Total Floor Area: **1,597**

**Bathrooms**  
 1 **4 Piece; Ensuite: Y; Level: Main F.**  
 2 **4 Piece; Ensuite: N; Level: Main F.**  
 3  
 4  
 5  
 6  
 7  
 8

Listing Broker(s): **RE/MAX Colonial Pacific Realty**

**You'll love this one level home on a quiet cul de sac in a very desirable neighborhood. 700 meter walk to H.T. Thrift Elementary, 500 meters to Semiahmoo Secondary. Backs onto a greenbelt. All amenities close, indoor pool, parks & shopping. A very functional floor plan that is open and inviting. Good things come in small packages. Add your updates and colors too have a gem.**