



Welcome To 16114 20 Ave Surrey

A RARE OPPORTUNITY - DESIGNATED BUSINESS PARK!

1.93 Acres | 2248 sq. ft. Rancher | 3 Bedrooms + Great Room | 2 Baths |
Massive 1678 sq. ft. Shop & Garage Space

This is the kind of property buyers remember—and regret missing. Set on a private 1.93-acre parcel with an impressive 329 feet of frontage, this fully renovated rancher offers the rare combination of comfortable family living today and exceptional investment potential for tomorrow.

With Business Park designation, a Costco planned directly behind the property, a major retail and office commercial centre planned across the street, and a new 20 Avenue overpass starting construction, the location alone positions this property as an investment that is hard to beat.

What makes this opportunity truly special is that while the future value grows around you, you get to live beautifully right now - in a warm, stylish, thoughtfully upgraded home designed for everyday enjoyment and effortless entertaining.

MAIN LIVING LEVEL – 2,248 SQ. FT. OF REFINED RANCHER LIVING

Bright, open, and welcoming, the home enjoys gorgeous south exposure, filling the interior with natural light and creating an airy, uplifting ambiance throughout the day.

ENTRY & HALLWAY

A solid cherry front door sets a tone of quality and craftsmanship. Refined tile flooring and elegant crown moldings create a polished first impression, while a skylight in the hallway floods the space with natural light, making the home feel open, cheerful, and inviting from the moment you step inside.

LIVING ROOM

Designed for comfort and relaxation, the living room features engineered hardwood flooring, crown molding, and smooth ceilings. A cozy gas fireplace anchors the space, perfect for quiet evenings or hosting guests, while a bay window brings in abundant natural light and offers a peaceful place to unwind.



Our experience is your advantage!

Not intended to solicit properties already listed for sale, or buyers under contract.



DINING ROOM

This is a dining space built for connection and celebration. A charming bay window fills the room with light, while double French doors open directly to the rear deck, creating seamless indoor-outdoor flow. The custom-made owner's dining table with matching end pieces comfortably seats 14, making family gatherings and special occasions effortless. A built-in telephone desk adds everyday practicality.

CHEF'S KITCHEN

Bright, functional, and beautifully finished, the kitchen is the heart of the home. Premium white maple cabinetry with paneled ends, quartz countertops, and a large island with eating bar provide both style and functionality. Thirty soft-close drawers offer exceptional storage, while crown moldings, smooth ceilings, and pot lighting complete the polished look.

Upgraded stainless steel appliances include an LG French-door refrigerator, Samsung gas range with gas oven, Samsung second built-in convection wall oven, built-in Panasonic microwave, high-capacity Ispina hood fan and KitchenAid dishwasher. Tile backsplash, double undermount sink, and an extra-wide custom south-facing window overlooking the deck and backyard make this a space where cooking, gathering, and everyday living feel effortless.

GREAT ROOM / GAMES ROOM

Flexible and inviting, this space is ideal for movie nights, entertaining, or relaxing by the fire. Hardwood floors, smooth ceilings, and twelve pot lights create a bright, open atmosphere, while a striking stone gas fireplace adds warmth and character.

PRIMARY BEDROOM SUITE

The primary bedroom is a private retreat featuring hardwood floors, a bay window with window seat, smooth ceilings, pot lights, and a ceiling fan for year-round comfort. A walk-in closet with custom organizer keeps everything perfectly in place.

The spa-inspired ensuite offers heated tile floors, two undermount sinks, a dedicated make-up desk, a walk-in multi-head shower with frameless glass and built-in seat, and a skylight that fills the space with natural light!

ADDITIONAL BEDROOMS

The additional bedrooms are spacious and thoughtfully finished with engineered hardwood flooring, crown moldings, smooth ceilings, pot lights, and LED lighting. Bay windows with window seats create cozy spaces to read or relax, while ceiling fans add comfort. These rooms are ideal for family, guests, or home office use.

MAIN BATHROOM

The main four-piece bathroom features a soaker tub with shower, frameless glass, vessel sink, heated tile floors, and a dual-flush Kohler toilet. A French door opens directly to the rear covered deck, blending indoor comfort with outdoor living.

LAUNDRY

The enclosed laundry area includes a stacking washer and dryer and a stainless-steel laundry tub, offering convenience without sacrificing space.

OUTDOOR LIVING

An expansive 49' x 16' sun-filled rear deck becomes a natural extension of the home - perfect for entertaining, relaxing, or enjoying quiet mornings.

The south backyard field offers space and privacy, complemented by a 9-foot-high fence for added security. A 15' x 9' (approx.) charming playhouse creates a fun retreat for children!

SHOP, GARAGES & PARKING

This property truly stands apart with its exceptional outbuildings and parking.

The 49' x 34' mechanic's shop/ triple garage offer 1,678 square feet of space with a steel beam and 12'3" high ceilings in the main section. Two 10' x 10' overhead doors and one 9' x 7' overhead door provide excellent access, while a wood stove allows for comfortable year-round use.

Covered parking for four vehicles including an additional carport, offers outstanding flexibility for vehicles, equipment, hobbies, or business needs.

THE BIG PICTURE

This is more than a home - it is a strategic investment, a comfortable family residence, and a future-focused opportunity all in one. You will enjoy the space, light, and quality of a beautifully renovated rancher while owning property in an area undergoing significant growth and development.

A rare opportunity.

A lifestyle upgrade.

An investment that is hard to beat.

Additional Features of This Special Home:

- Sunny south back yard
- Easy-maintenance exterior
- 8'6" yard fencing for security and privacy
- Perfect for a home business
- A concrete crawl space beneath the home offers valuable utility and storage.
- Updated windows
- The septic tank is located beneath the deck.
- The septic field was redone in 1998.
- Well-drained yard
- The new (2025) storm sewer and previously installed sanitary sewer on the street add to the property's long-term infrastructure value.
- LED lighting throughout
- Completely renovated
- New PVC drain tiles around the house in 1999

Location - South Surrey White Rock

Schools:

Ta'talu Elementary is located at 1970 165a St., Surrey (Grades K-7).

École Earl Marriott is located at 15751 - 16 Ave., Surrey (Grades 8-12).

White Rock Christian Academy is located at 2265 152 St Surrey (Grades K-12)

Southridge School is located at 2656 160 St., Surrey (Grades K-12)

Parks:

There are numerous parks in the area. Edgewood Park is also a wonderful neighbourhood park 1.3kms away! Features include a picnic area, children's playground, table tennis, slides, swing, sport courts for basketball, games and hockey, play fields, trails and walking loop.

Transportation

Public transit service in Grandview Heights is available with the 531 bus route running along 24 Avenue with service to White Rock Centre and Willowbrook. The 354 bus route also serves the neighbourhood running along 160 Street with service to Bridgeport station. It operates as an express service during peak hours on the weekdays.

Grandview Heights Aquatic Centre:

A multiple award-winning aquatic centre only 11 blocks away! Enjoy a 10-lane 50 metre Olympic size pool, a 5380 sq. ft. leisure pool with a lazy river, spray features, and tot's area, diving facilities with dive towers to a height of 10 metres, a waterslide, hot tubs, steam room, sauna, fitness and weight room and exterior terrace!

Shopping:

Grandview Corners Shopping area is only a 12 minute walk away! Stores include Walmart Supercentre, Real Canadian Superstore, Home Depot and many other retail stores and restaurants.

More Recreation:

Enjoy a leisurely stroll along the White Rock **ocean promenade** and enjoy views of Semiahmoo Bay and the Gulf Islands. Waterfront improvements include a 2.5-kilometer promenade, fully accessible to the disabled, as well as to strollers. The heritage White Rock Pier, train station, large beached "white rock", colourful sidewalk cafes, and quaint little shops create a special atmosphere you'll appreciate all year around!

The Surrey **Library** Semiahmoo Branch is located at 1815 152 Street, 7 minutes away.

Another South Surrey/White Rock **indoor pool** is located at 14655 – 17 Ave. and has a **fitness centre**. South Surrey **Youth Centre** is located at 14601 – 20 Ave.

Sunnyside Park is located at 154 St. and 26 Ave. and features **tennis courts**, a large **outdoor swimming pool**, a wading pool, baseball diamonds, and a children's playground.

Centennial Park has an **ice arena**, **curling rink**, and ravine trail and is located off North Bluff Rd.

Semiahmoo Park is located at Marine Dr. and Keil St. and features a **bandshell** for concerts.

Redwood Park at 176 St. and 20 Ave. offers two miles of wooded trails and a view of the Hazelmere Valley.

Serpentine Fen Nature Reserve has walking trails.

Crescent Park at Crescent Rd. And 128 St. has soccer fields, tennis courts, fitness track, adventure playground, horse trails, hiking paths, and picnic areas.

Crescent Beach offers a lovely promenade – ideal for a beach stroll! There are small shops, restaurants, and Blackie Spit at the northwestern end of McBride Ave. is an ideal spot for picnics and nature walks. This is a very clean, sage and sandy beach for children.

Crescent Beach **Marina** provides boat moorings in a quiet area.

Softball City hosts international competitions as well as tournaments for local teams.

Promenade and **City Museum** on the waterfront.

There are numerous **golf courses** within easy driving distance including Peace Portal, Hazelmere, Morgan Creek, Nico Wynd, Northview, Guildford, Coyote Creek, and Surrey Public Golf Courses.

The International Peace Arch Park is owned jointly by the provincial government And Washington State and offers a cultural experience.

Did you Know...

The area has a **moderate climate** with average annual rainfall of only 41 inches approximately!

White Rock and South Surrey are among the safest places in southwestern B.C. in the event of an earthquake.

White Rock and South Surrey have virtually zero air pollution, and are rated as having one of the cleanest air quality readings in the lower mainland.

The area is a **preferred retirement spot** and there is much for seniors to do.

Too good to last! Make it yours!

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