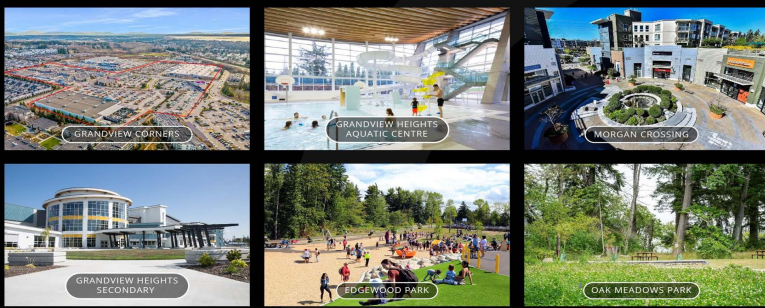
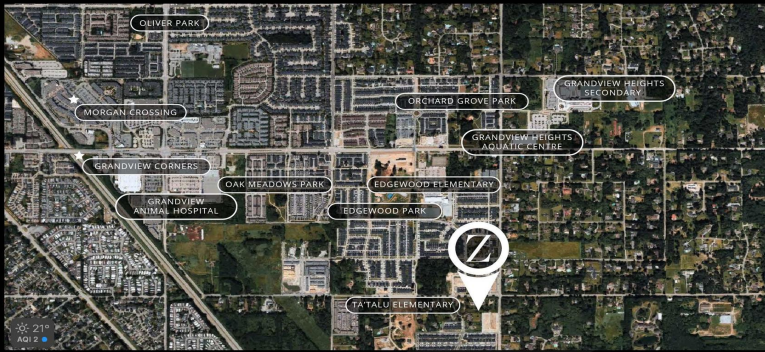


16702 20 Avenue, Surrey

\$1,299,000

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GRANDVIEW CORNERS & MORGAN CROSSING INCLUDE: HOME DEPOT, EARLS, WALMART, SEPHORA, BROWNS SOCIAL HOUSE AND MORE.

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FIRST OF IT'S KIND (R5) Zoning in SOUTH SURREY! Build, Invest, Live -- Whatever you choose, this is you BEST VALUE in one of SOUTH SURREY's MOST SOUGHT-AFTER NEIGHBOURHOODS. Possible 4000+square feet buildable with City approval. Only 3 Lots currently available at this mostly SOLD-OUT BRAND NEW subdivision in EXCLUSIVE SUNNYSIDE HEIGHTS! OCEAN VIEWS! Amazing 3RD FLOOR or ROOFTOP PATIOS! Duplexes allowed. Each lot allows up to 4 UNITS INCLUDING BASEMENT & COACH HOME. Grandview Heights Secondary is a NEW & CUTTING EDGE SCHOOL. You'll enjoy easy access to all the AMENITIES & ATTRACTIONS that make this area so popular; great SCHOOLS, SHOPPING, RECREATION, BEACHES & PARKS within minutes. Unbeatable Value!

KEY INFORMATION

MLS® R2942900

Land Only

Pacific Douglas

0 Bedrooms

0 Bathrooms

0 SF

4,355 SF Lot

FEATURES

Listed By: Royal LePage Westside

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Welcome to Sunnyside Heights, the perfect place to build your dream home! This beautiful community offers stunning views, easy access to a beautiful and serene environment, with easy access to all the amenities you need. Sunnyside Heights is a family friendly community with excellent schools, parks and recreational facilities nearby. Located within minutes drive to the proximity of Tatalu Elementary School, Grandview Heights Secondary School, and Grandview Heights Aquatic Centre.

You'll have plenty of space to create the home you've always wanted. Whether you're looking for a modern minimalist design, or a large traditional home, we have an accommodation for you.



**SPECIFICATIONS:**  
 Lot Size: 3212 x 1472 (4725 Sq Ft)  
 Zoning: R510 & R513  
 House: 1000 sq ft  
 Design: Modern/Contemporary  
 Design Phase: Pre-construction 2023  
 Plans Available: Yes  
 Construction Available: Yes

**Parks:**  
 Darts Hill Garden Park - 9 min. walk  
 Edgewood Park - 10 min. walk  
 South Surrey Athletic Park - 10 min. drive

**Schools:**  
 Tatalu Elementary - 5 min. walk  
 Edgewood Secondary - 10 min. walk  
 Grandview Heights Secondary - 1.5 km  
 East Marine Secondary - 2 km

**Retail Shopping & Markets:**  
 Grandview Crossing - 4 min. drive  
 Morgan Crossing - 4 min. drive

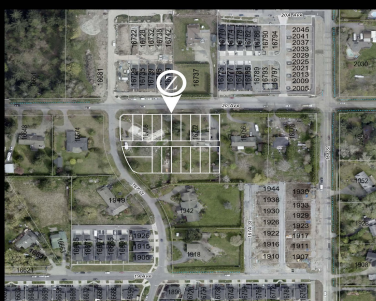
The Sunnyside Heights subdivision is conveniently located close to the US border for quick excursions and is a short drive away from White Beach beach. With easy access to major highways, including Hwy 13 and 99, traveling to other parts of the lower mainland is effortless. So fast for your next trip.

Our lots SOLD OUT in Phase 1 and we are now offering Phase 2 in limited intervals. The lots will be ready-to-build by the end of 2023. Don't miss out on this once-in-a-lifetime opportunity to build your dream home in Sunnyside Heights.

Contact us today to learn more and start planning your dream home!

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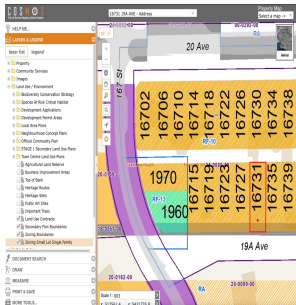
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