

# Features - 17106 3A Avenue

## Lot:

- 4,111 sq. ft. corner lot
- 50.52 ft. frontage x 82.32 ft. depth
- South facing rear yard

## Exterior:

- Hardi board siding, stone front and asphalt roof
- Stamped concrete driveway with colored finish
- Wide oversized concrete landing at front door
- Barbeque gas hook up on rear deck
- Professionally landscaped front and rear
- Built-in outdoor water sprinkler system front and rear
- Full cedar fenced rear garden, with gate

## Interior:

- 10 foot ceiling on main floor
- 9 foot ceiling on upper and basement levels
- Concrete on main and upper level floors
- Designer colors
- Detailed mill work, detailed and coffered ceilings. High baseboards and crown moldings
- Vinyl windows and 2" faux blinds
- Designer interior light fixtures
- Kitchen: smooth white shaker cabinets, quartz countertop and island, glass tile backsplash, commercial grade designer sinks and faucets
- Stainless appliances: built-in cook top and wall oven
- Great Room: linear gas fireplace
- Powder Room: designer vanity
- Fir staircase with rod iron spindles
- Master Bedroom: walk-in closet with built-in solid wood cabinets

- Master Bedroom Ensuite: double sinks, quartz countertops, solid wood cabinets, 10 mm seamless glass door shower with rain and body shower, soaker tub plus ceramic tile flooring

## Lower level:

- 50% daylight walk-out basement
- Basement media room
- Basement legal suite includes: kitchen, family room, bedroom and 4 piece bathroom

## Mechanics Of Home:

- High end efficiency furnace , roughed in heat pump/ air conditioning, 80 gallon hot water tank
- Alarm system installed and monitored,
- Roughed in security cameras
- Vacuum system

**Final Building Occupancy:** January 24, 2014

**Form Survey:** November 26, 2012

**Gross Taxes 2017:** \$5,580.96

**Main Floor:** 1,102 sq. ft.

**Upper Floor:** 1,286 sq. ft.

**Lower Floor:** 1,102 sq. ft.

**Totals Floor Area:** 3,490 sq. ft.

**Double Garage**

## Neighborhood Schools:

Halls Prairie Elementary: 18035 8 Avenue

Earl Marriot Elementary: 15757 16 Avenue

Dufferin Park Site - ready for new elementary school

**Disclaimer:** Although information, marketing materials and measurements are deemed to be correct are not guaranteed and are to be verified by buyer, prior to subject removal, if important. House size professionally measured. Lot dimensions taken from city cosmos map. Buyer to verify, if important prior removing conditions.



**THE WALKER REAL ESTATE TEAM**

We Run On Experience.

[www.WalkerRealEstate.ca](http://www.WalkerRealEstate.ca)

604 889 5004 | [info@WalkerRealEstate.ca](mailto:info@WalkerRealEstate.ca)

*Serving South Surrey, White Rock and Vancouver Markets*



HomeLife Benchmark Realty Corp.  
#1 - 1920 152nd Street, Surrey, BC