

**Lot:**

- 16,901 sq. ft. lot
- 67.60 ft. frontage x 187.00 ft. depth, irregular
- Fully fenced, hedged and professionally landscaped front and rear

**Exterior:**

- 2012 - interlocking brick driveway
- 2012 - slate entrance ways
- 2005 - stamped concrete back patio/gas hook-up
- 2003 - hot tub
- Fire pit
- Pressured treated shake roof: serviced 3 years ago
- Stucco and brick exterior
- 2 x 6 construction
- Backyard storage shed - security system wired into the home
- Water irrigation system front and back
- Halogen timed lights - set to go off at dusk for 6 hours
- Side RV parking

**Interior Features:**

- 2013 - oversized hot water tank
- 2012 re-finished 3/4" hardwood floors
- 2012 - 5 piece master ensuite: quartz counters, maple cabinet with antique stain, double sinks, oversized double head walk-in shower, crawl tub, travertine tile, NU heat floors, separate make-up table
- 2010 - high efficiency furnace
- 2010 family room: rock gas fireplace
- 2007 - 4 piece main bathroom: quartz counters, single sink, shower, crawl tub, travertine tile
- 2005 Living Room: rock gas fireplace
- 2005 - 2 piece powder: Kohler fixtures
- 2004 - built-in oak bar, sink, wine fridge, distressed hardwood floors, wainscoting, 4 bar chairs included

**Interior Features:**

- Upgraded rod iron stair case and entrance hall light fixture
- Oak kitchen: granite counter tops, island, stainless steel appliances include; 2015 Panasonic microwave, 2012 Maytag fridge, 2012 dishwasher, 2003 Frigidaire 5 burner gas cook top, 2003 Frigidaire wall oven
- Laundry Room - Duet front loading washer and dryer, sink, slate floor
- Secondary Bedroom #1: built-in book, tv case and desk, walk-in closet
- Secondary Bedroom #2: window seat, extra storage
- Aquatrip water leak detection device - save approximately 10% on your house insurance

**Exclusions:** bar ornaments, decorations and paraphernalia

**Final Occupancy:** September 7, 1994

**Form Survey:** February 18, 1988

**Gross Taxes 2015:** \$7,730.04

**Main Floor:** 1,626 sq. ft.

**Upper Floor:** 1,789 sq. ft.

**Totals Floor Area:** 3,415 sq. ft.

**Garage:** 744 sq. ft.

**Neighborhood Schools:**

Ray Shepherd Elementary: 1650 136 Street

Elgin Park Secondary: 13484 24 Avenue

**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. Lot size taken from city tax roll. Lot dimensions taken from city cosmos map. House size taken from building plans and City of Surrey. Buyer to verify, if important prior removing conditions.



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