

13708 20 Avenue

Lot:

- 24,480 south facing sq. ft.. lot
- 165.38 ft. frontage x 156.56 ft. depth

Exterior:

- 2002 steel roof
- 2007 natural gas back up generator
- 2008 in-floor hot water heat and boiler, runs off instant hot water tank in kitchen pantry leading to garage
- 2006 swim spa infinity lap pool: seller does not use/not guaranteed
- Expansive south and west facing decks
- 12 fruit trees
- Off street parking for 5 cars
- 32 foot RV parking cover with 30 amp electrical and disposal
- Irrigation shallow well on property: S/W corner of property, ideal to water plants
- 3 natural gas barbeque connections

Interior Features:

- 2008: 2.5 kitchens, 3 dishwashers, 2 gas ranges, 2 freezers, 2 washer/dryers, instant hot water, reverse osmosis built in water filter
- Main floor, Maytag dishwasher, 6 burner gas GE range, GE microwave
- Upper level suite: Amana fridge, 6 burner GE stove, Amana dishwasher
- Granite counter in main kitchen, all wood cabinets
- Master bedroom, walk in closet with ensuite
- Home can be set up as 2 suites

Final Occupancy: May 3, 1977

Final for Greenroom/Sunroom: May 30, 1994

Upper level Addition - Last Inspection: Sept. 2004

Gross Taxes 2015: \$5,055.36

Main Floor: 2,089 sq. ft.

Upper Floor: 2,166 sq. ft.

Totals Floor Area: 4,255 sq. ft.

Pool Room: 420 sq. ft.

Garage: 420 sq. ft.

Neighborhood Schools:

Ray Shepherd Elementary: 1650 136 Street

Elgin Park Secondary: 13484 24 Avenue

Laronde Elementary: 1880 Laronde Drive

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 approximate. Buyer to verify, if important prior removing conditions.



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THE TEAM
Dave Walker
Cindy Walker
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Edmund Yang

GET IN TOUCH 604 889 5004

EMAIL info@WalkerRealEstate.ca