

17167 65 Avenue

Lot:

- 5,100 sq. ft. usable cul-de-sac lot backs and sides onto green space
- Statutory right on way on west side of property
- 67.35 ft. frontage x 119.72 ft. depth
- Professionally landscaped and fully fenced

Exterior:

- 2010 - exterior front and back doors
- 2014 - green house
- 2015 - exterior paint
- 2015 - vinyl siding cleaned
- 2015 - two imported green Brazilian granite back patios, free standing wood fireplace
- Vinyl and stone exterior
- Asphalt roof
- Single garage
- Storage shed

Interior Features:

- 2007 - LG side by side washer and dryer
- 2008 - shower heads in upper level bathrooms
- 2013 - free standing electric fireplace
- 2013 - Sun room: built with no permits, aluminum framing, insulated, floor to ceiling windows
- 2016 - forced air furnace, programmable thermostat
- Mahogany hardwood floors
- Formal Living and Dining Room: gas fireplace
- Family Room: built-in wood cabinets, wall mount standing electric fireplace
- Kitchen: dark cabinets, granite counter tops and island, Kenmore stainless steel appliances include: fridge, dishwasher, 5 burner flat top electric oven, warming drawer, Panasonic microwave, tile back-splash, walk-in pantry

- Baseboards, moldings and 2" blinds
- LED lights - main floor
- 4 ceiling fans
- Built-in vacuum system
- Built-in alarm system
- Electric hot water tank
- Air conditioning
- Master Bedroom: view of green space, walk-in closet
- Laundry hook up in upper level closet

Unfinished Basement:

- Potential 1 bedroom suite
- Kitchen: dark cabinets, granite counter top and island, 4 burner flat top stove

Final Occupancy: April 25, 2008

Form Survey: July 11, 2007

Gross Taxes 2016: \$3,349.90

Main Floor: 950 sq. ft.

Upper Floor: 849 sq. ft.

Unfinished Basement: 950 sq. ft.

Totals Floor Area: 2,759 sq. ft.

Neighborhood Schools:

George Greenway Elementary: 17215 61A Avenue

Lord Tweedsmuir Secondary: 6151 180 Street

Exclusions: Bose speakers in family room

Inclusions: Sun room furniture, tv with mount, stereo equipment, speakers, and electric fireplace

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 City of Surrey. Buyer to verify, if important prior removing conditions.



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