

3504 154 Street

Lot:

- 3,778 sq. ft. lot across from park
- 39.89 ft. frontage x 94.26 ft. depth
- Professionally landscaped front garden with Basalt Tower Rock Alpine
- East facing fully fenced yard

Exterior:

- 2016: meter on built-in hot tub
- 2014: exterior paint by Warline
- 2012: 11 x 30 ft. glass canopy on patio
- 2011: exterior front door
- 2011: insulated garage door
- Roof: concrete tile
- Hardy board siding
- Dura Tech Deck
- Gazebo and Gas Fire hook-up

Interior Features:

- 2014: kitchen and dining room light fixtures
- 2012: Maytag front loading washer and dryer with water monitor
- 2012: interior paint by Warline
- 2011: Customer French doors installed off dining room open back deck
- 2" blinds
- Phantom door screens
- Hardwood floors
- Baseboards, moldings, and extensive millwork
- Front parlor: gas fireplace
- Kitchen: dark cabinets, pull out drawers, tile back-splash, granite counter tops and island, stainless steel Frigidaire appliances include; Fridge with water and ice maker, 5 ring gas stove, dishwasher, Panasonic microwave, beer fridge
- Great Room: double height ceiling with fan, gas fireplace, built-in shelving
- Upper level Laundry Room: built-in cabinetry, sink hook-up

- Master Bedroom: vaulted ceiling with fan, walk-in closet with built-in cabinets, 5-Piece Ensuite: double sinks, granite counter, soaker tub, shower
- 2 spacious secondary bedrooms
- 4-Piece Bathroom: single sink, granite counter, tub/shower combination
- Built-in monitored security system
- Built-in vacuum system
- Monitored fire alarm
- Forced air furnace: services annually
- Hot water tank

Basement: Potential 1 Bedroom Suite

- Games Room: wet bar with sink, built-in cabinetry
- 4-Piece bathroom: single sink, tub/ shower combination

Final Occupancy: February 4, 2008

Form Survey: May 15, 2007

Gross Taxes 2016: \$4,580.05

Main Floor: 895 sq. ft.

Upper Floor: 776 sq. ft.

Lower Floor: 895 sq. ft.

Totals Floor Area: 2,566 sq. ft.

Double Garage: 404 sq. ft.

- Built-in shelving and cabinets

Exclusions: Granite trough in front garden, Games Room: built-in wireless speakers, wine fridge and stained glass in cabinet

Neighborhood Schools:

Rosemary Heights Elementary: 15516 36 Avenue

Earl Marriot Secondary: 15751 16 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. Home size taken from City of Surrey. Buyer to verify, if important prior removing conditions.



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