


R2188337 House/Single Family	18860 70 AVENUE Surrey Clayton V4N 5K3	Residential Detached							
	Depth/Size (ft.):	82	Frontage (ft.):	45.00	Approx. Yr Built:	2003			
	Lot Area (sq.ft.):	3,681.00	Bedrooms:	5	Age:	14			
	Flood Plain:		Bathrooms:	4	Zoning:	RF-12C			
	Rear Yard Exp:	South	Full Baths:	3	Gross Taxes:	\$3,394.71			
			Half Baths:	1	For Tax Year:	2016			
						P.I.D.: 025-486-837			
View: Complex / Subdiv: Services Connected: Sanitary Sewer,Storm Sewer									
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Exterior: Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 2 Fireplace Fuel: Gas - Natural Water Supply: City/Municipal Fuel/Heating: Forced Air,Natural Gas Outdoor Area: Patio(s) Type of Roof: Asphalt				Total Parking: 3 Covered Parking: 2 Parking Access: Lane,Rear Parking: DetachedGrge/Carport,Garage; Double,Open Dist. to Transit: 1 Block Dist to School Bus: 1 Block Title to Land: Freehold NonStrata Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmvd: Yes Floor Finish: Laminate,Wall/Wall/Mixed					
Legal: PL BCP351; LT 113; LD 36; SEC. 16; TWP 8									
Amenities:									
Site Influences: Central Location,Lane Access,Recreation Nearby,Shopping Nearby									
Features: CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Vacuum Blt. In									
<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	
Main	Living Room	13'7 x 12'8	Above	Walk-In Closet	8' x 5'10			x	
Main	Kitchen	14' x 13'5	Bsmt	Bedroom	12'2 x 9'6			x	
Main	Dining Room	14' x 9'9	Bsmt	Family Room	14'9 x 13'9			x	
Main	Family Room	17' x 15'3	Bsmt	Recreation Room	15'7 x 15'			x	
Main	Foyer	13'8 x 6'	Bsmt	Storage	12' x 11'			x	
Above	Master Bedroom	15'6 x 13'9			x			x	
Above	Bedroom	12' x 10'6			x			x	
Above	Bedroom	10' x 10'			x			x	
Above	Bedroom	10' x 10'			x				
Above	Laundry	8' x 5'6			x				
Finished Floor (Main):		1,119	# of Rooms:	15	Bath		Floor	# of Pieces	Ensuite?
Finished Floor (Above):		985	# of Kitchens:	1	1		Main	2	No
Finished Floor (Below):		0	# of Levels:	3	2		Above	4	No
Finished Floor (Basement):		949	Suite:	None	3		Above	5	Yes
Finished Floor (Total):		3,053 sq. ft.	Crawl/Bsmt. Height:		4		Bsmt	3	No
Unfinished Floor:		132	Beds in Bsmt.:	1	5				
Grand Total:		3,185 sq. ft.	Basement:	Full,Separate Entry	6				
					7				
					8				
Listing Broker(s): RE/MAX Treeland Realty									
CLAYTON'S FINEST- Executive 2 storey 5 bedrm, 4 bath home & finished basement w/covered Veranda @ entry, generous room sizes, over-height ceilings, 2 gas fireplaces + RI in bsmt, BI vacuum, 2" blinds, IG sprinklers. Spacious kitchen w/Island, BI microwave, pantry, & lots of counter space. Open Family room off kitchen overlooks patio & Fenced south-exp. backyard. Formal Living & dining rooms flex as den or music rooms. Master bedroom boasts full ensuite, WI closet, & space for King-size bed. Basement feat. full bath, sep. entry, bedroom, Storage. Clean, well-maintained home is freshly painted in designer colors. Full driveway + double garage. Walk to Park, Clayton & Hazelgrove schools, shops & transit.									

The enclosed information while deemed to be correct, is not guaranteed.
This communication is not intended to solicit properties already listed for sale.



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LISTING features



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18860 70 Avenue, Surrey



Bedrooms	5
Bathrooms	4
Size	3,185 sf
Lot	3,681 sf
Style	2 Storey w/Bsmt

COMPLIMENTS OF
Tammy Evans
RE/MAX Treeland Realty

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Visit www.TammyEvans.com for more info and photos or call Tammy at 604.307.4242.