

13568 19 Avenue, Surrey



Presented By

EVON MAYER

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EXECUTIVE HOME-DESIRED LOCATION Boasts 5631SF of Luxurious Quality, 6Beds & 6Bath in Elgin Chantrell Area-A place to call home!The open Gourmet Kitchen complete w Professional-Grade appliances & large island great for entertaining has a 2nd Chef's/Wok kitchen, Theatre, Gym, Wet bar, Billiards, 3 car garage & Guest-wing on main-great for live-in-nanny/students/extended family. Hardwood flooring, Smart Sound, crystal chandelier in the 19 ft vaulted ceilings at the Grand Entrance, & large Great Room open to above. Master Retreat w private upper deck. Light fills pampering Spa-Style Ensuite w Marble & Quartz finish. Luxury finishes & features you would expect in a Dream Home on an Estate Lot, by-far too much to list. Elgin Sec & walk to Semi IB.





Price \$3,588,0000
Tax \$9403.92/2016
Size 5,631
Lot 17,424 sf
Bedrooms 5
Bathrooms 6





One of A Kind









A Truly Beautiful Living Space

Your Dream Home Awaits





R2131325
House/Single Family

13568 19 AVENUE
Surrey
Crescent Bch Ocean Pk.
V4A 6B4

Residential Detached
\$3,588,000 (LP)



Depth/Size (ft.): **160.66** Frontage (ft.): **108.45** Approx. Yr Built: **2016**
 Lot Area (sq.ft.): **17,424.00** Bedrooms: **5** Age: **1**
 Flood Plain: **No** Bathrooms: **6** Zoning: **RH-G**
 Rear Yard Exp: **Southeast** Full Baths: **5** Gross Taxes: **\$9,403.92**
 Half Baths: **1** For Tax Year: **2016**
 P.I.D.: **005-613-108**

View: **No**
 Complex / Subdiv: **AMBLEGREENE & CHANTRELL AREA**
 Services Connected: **Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stucco,Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Propane**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s),Fenced Yard**
 Type of Roof: **Asphalt**

Total Parking: **8** Covered Parking: **3** Parking Access: **Front**
 Parking: **Garage; Triple,Visitor Parking**
 Dist. to Transit: **1 BLOCK** Dist to School Bus: **2 BLOCKS**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood,Tile,Wall/Wall/Mixed**

Legal: **PL 57494 LT 291 LD 36 SEC 17 TWP 1**
 Amenities: **In Suite Laundry,Storage**
 Site Influences: **Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby,Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Pantry,Security System,Smoke Alarm,Sprinkler - Inground,Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'5 x 7'4	Main	Laundry	14'11 x 9'4			x
Main	Dining Room	17'1 x 12'0	Above	Master Bedroom	19'1 x 15'			x
Main	Kitchen	15'2 x 14'2	Above	Walk-In Closet	10'9 x 9'3			x
Main	Eating Area	15'8 x 11'5	Above	Bedroom	11'11 x 11'5			x
Main	Family Room	21'9 x 19'7	Above	Walk-In Closet	8'1 x 6'11			x
Main	Wok Kitchen	14' x 6'	Above	Bedroom	15'4 x 11'2			x
Main	Foyer	15'5 x 11'3	Above	Bedroom	15'2 x 12'6			x
Main	Bedroom	13'11 x 11'2	Above	Gym	14'6 x 12'6			x
Main	Recreation Room	17'11 x 16'9						x
Main	Games Room	13'2 x 12'4						x

Finished Floor (Main):	3,222	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	2,409	# of Kitchens:	2	1	Main	3	Yes
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	No
Finished Floor (Basement):	0	Suite:		3	Above	5	Yes
Finished Floor (Total):	5,631 sq. ft.	Crawl/Bsmt. Height:	4'	4	Above	3	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0	5	Above	3	Yes
Grand Total:	5,631 sq. ft.	Beds not in Bsmt.:	5	6	Above	3	Yes
		Basement:	Crawl,None	7			
				8			

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/24)**

UPPER FLOOR



MAIN FLOOR



FLOOR	FINISHED	UNFINISHED	TOTAL	OTHER AREAS
MAIN	3222	0	3222	DECK 249
UPPER	2409	0	2409	BALCONY 249
TOTAL	5631	0	5631	GARAGE 674

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MEASURED 12/27/2016 BY JUSTIN GREENWOOD

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