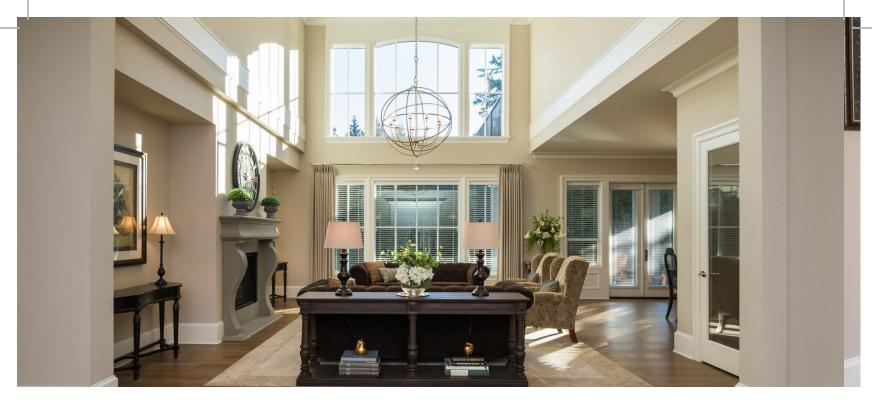
13568 19 Avenue, Surrey



Presented By EVON MAYER

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E XECUTIVE 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

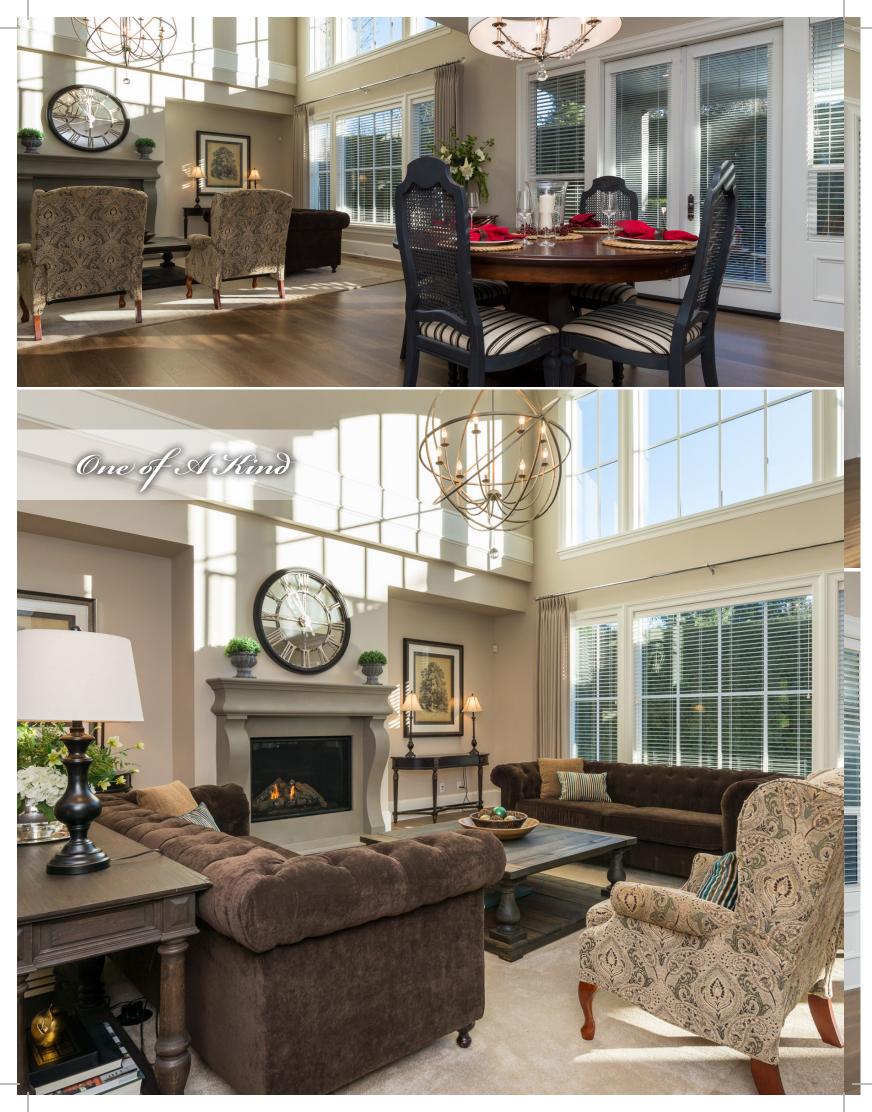
Lot 17,424 sf

Bedrooms 5

Bathrooms 6

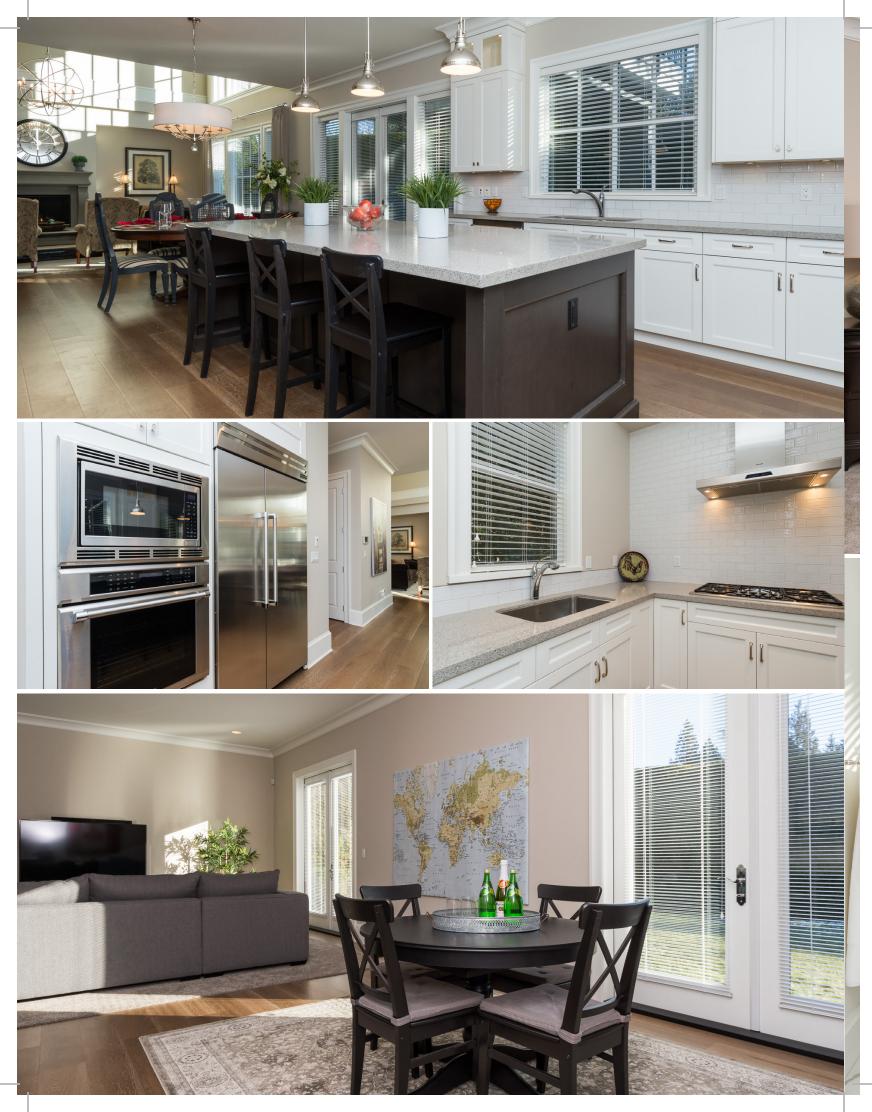










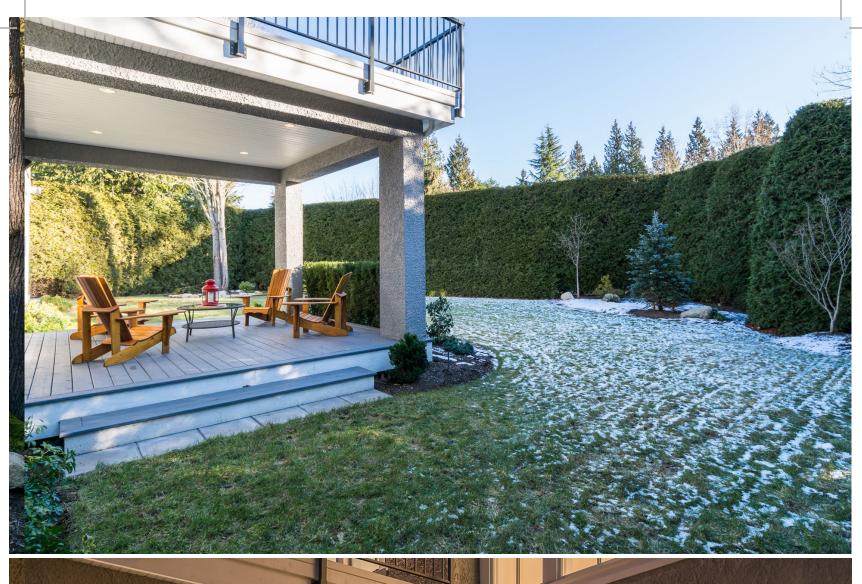














R2131325 13568 19 AVENUE Residential Detached House/Single Family Surrey \$3,588,000 (LP)

Crescent Bch Ocean Pk. V4A 6B4



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

P.I.D.: **005-613-108**

Covered Parking: 3 Parking Access: Front

1 BLOCK Dist to School Bus: 2 BLOCKS

Garage; Triple, Visitor Parking

Hardwood, Tile, Wall/Wall/Mixed

Freehold NonStrata

/iew: No

Complex / Subdiv: AMBLEGREENE & CHANTRELL AREA

Total Parking:

Dist. to Transit:

Property Disc.:

Fixtures Leased:

Fixtures Rmvd:

Floor Finish:

Title to Land:

PAD Rental:

Parking:

Services Community, Electricity, Natural Gas, Sanitary Sewer, Storm

Yes

No

No

Connected: 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

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

ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Pantry,Security

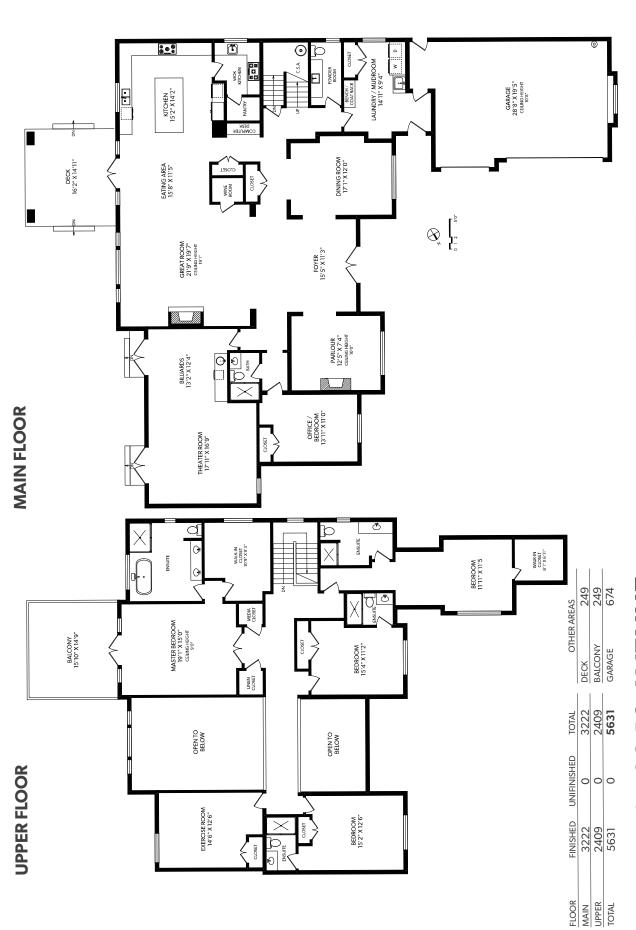
System, Smoke Alarm, Sprinkler - Inground, Vacuum Blt. In

			- 1				1				
Floor	<u>Type</u>	Dimension	ons	Floor	<u>Type</u>		<u>Dimensions</u>	Floor	Type		<u>Dimensions</u>
Main	Living Room	12'5 x 7	7'4	Main	Laundry		14'11 x 9'4				x
Main Dining Room		17'1 x 1	17'1 x 12'0		Master Be	droom	19'1 x 15'				x
Main Kitchen		15'2 x 1	4'2	Above	Walk-In Cl	oset	10'9 x 9'3				X
Main Eating Area		15'8 x 1	15'8 x 11'5		Bedroom		11'11 x				x
Main Family Room		21'9 x 1	21'9 x 19'7		200.00		11'5				x
Main Wok Kitchen		14' x 6	6'	Above	Walk-In Cl	oset	8'1 x 6'11				x
Main	Foyer	15'5 x 11'3		Above	Bedroom		15'4 x 11'2				x
Main	Bedroom	13'11 x		Above	Bedroom		15'2 x 12'6				x
IVIAIII		11'2		Above	Gym		14'6 x 12'6				
Main	Recreation Room	17'11 x					x				
		16'9					x				
Main	Games Room	13'2 x 1	2'4								
Finished Floor (Main):		3,222	# of	Rooms:	1	8		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	e:				3	Above	5	Yes
Finished Floor (Total):		5,631 sq. ft.	Crawl/Bsmt. Height:		ight: 4	•		4	Above	3	Yes
			Beds in Bsmt.:		0	0 Beds not in Bsmt.: 5		5	Above	3	Yes
Unfinished Floor:		0	Basement:		C	Crawl,None		6	Above	3	Yes
Grand Total:		5,631 sq. ft.						7			
								8			
								-			

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

WestCoast Realty "

You've found a home



13568 19 **AVENUE**

DOCUMENT PREPARED FOR THE EXCLUSIVE USE OF

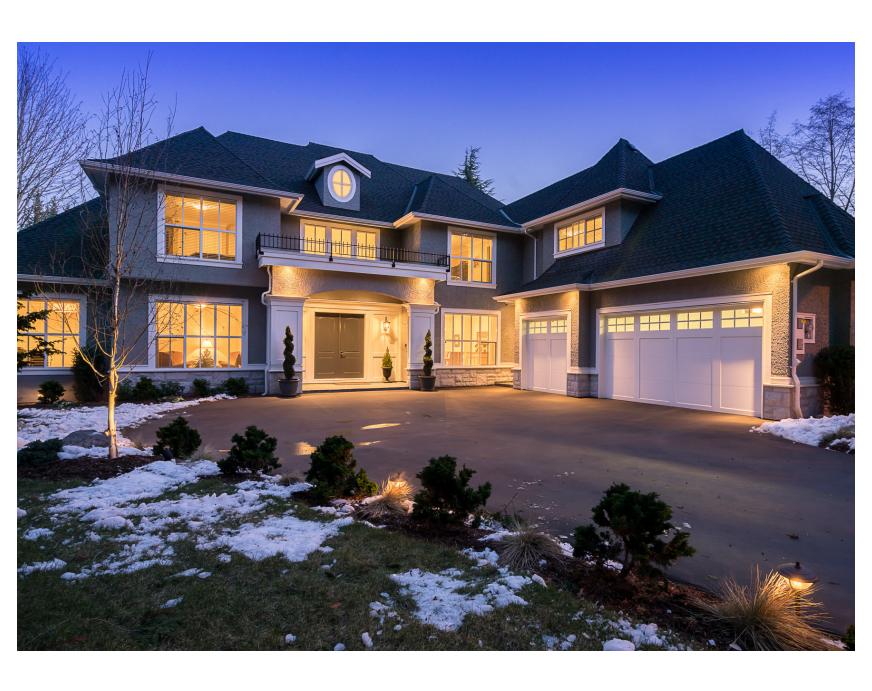
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MEASURED 12/27/2016 BY JUSTIN GREENWOOD

All information furnished regarding this property is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.

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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