

17294 2nd Avenue Surrey V3Z 9P9

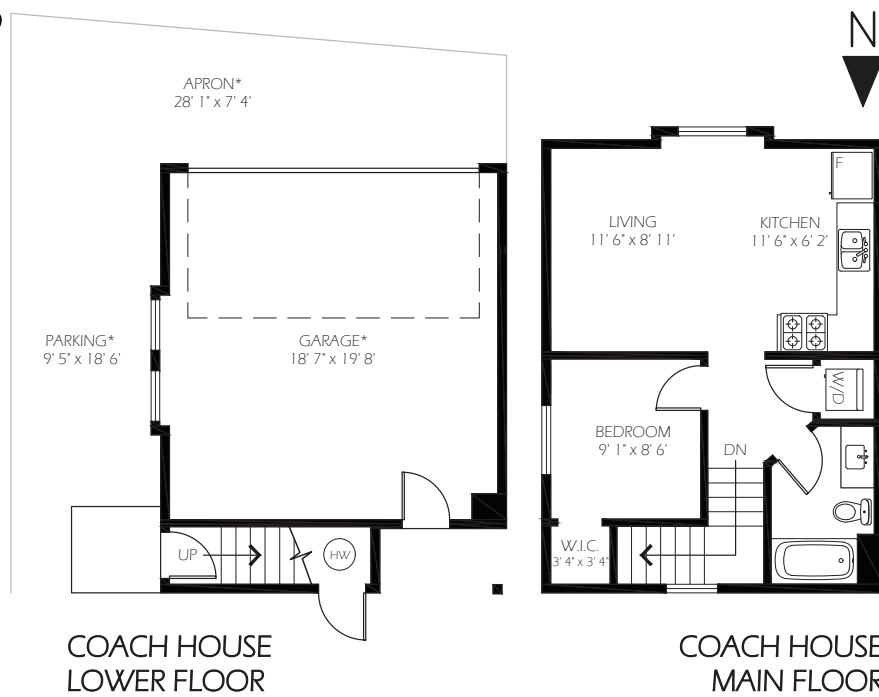
ABOVE MAIN 871 SQ FT  
 MAIN FLOOR 878 SQ FT  
**FINISHED AREA 1,749 SQ FT**

UNFINISHED BASEMENT 871 SQ FT  
**TOTAL AREA 2,610 SQ FT**

PATIO\* 204 SQ FT  
 GARAGE\* 368 SQ FT  
 COVERED DECK\* 313 SQ FT

COACH MAIN FLOOR\* 502 SQ FT  
 COACH LOWER FLOOR\* 47 SQ FT  
**COACH HOUSE TOTAL\* 549 SQ FT**

PARKING/APRON\* 313 SQ FT  
\*NOT INCLUDED IN TOTAL AREA CALCULATIONS



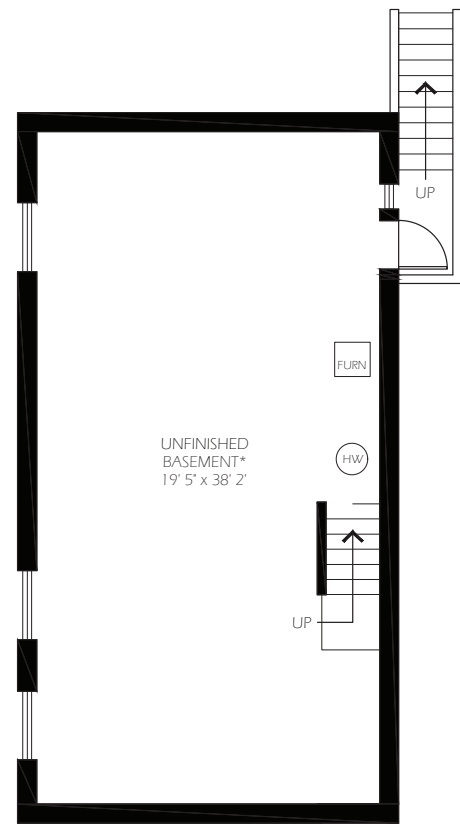
COACH HOUSE LOWER FLOOR

COACH HOUSE MAIN FLOOR

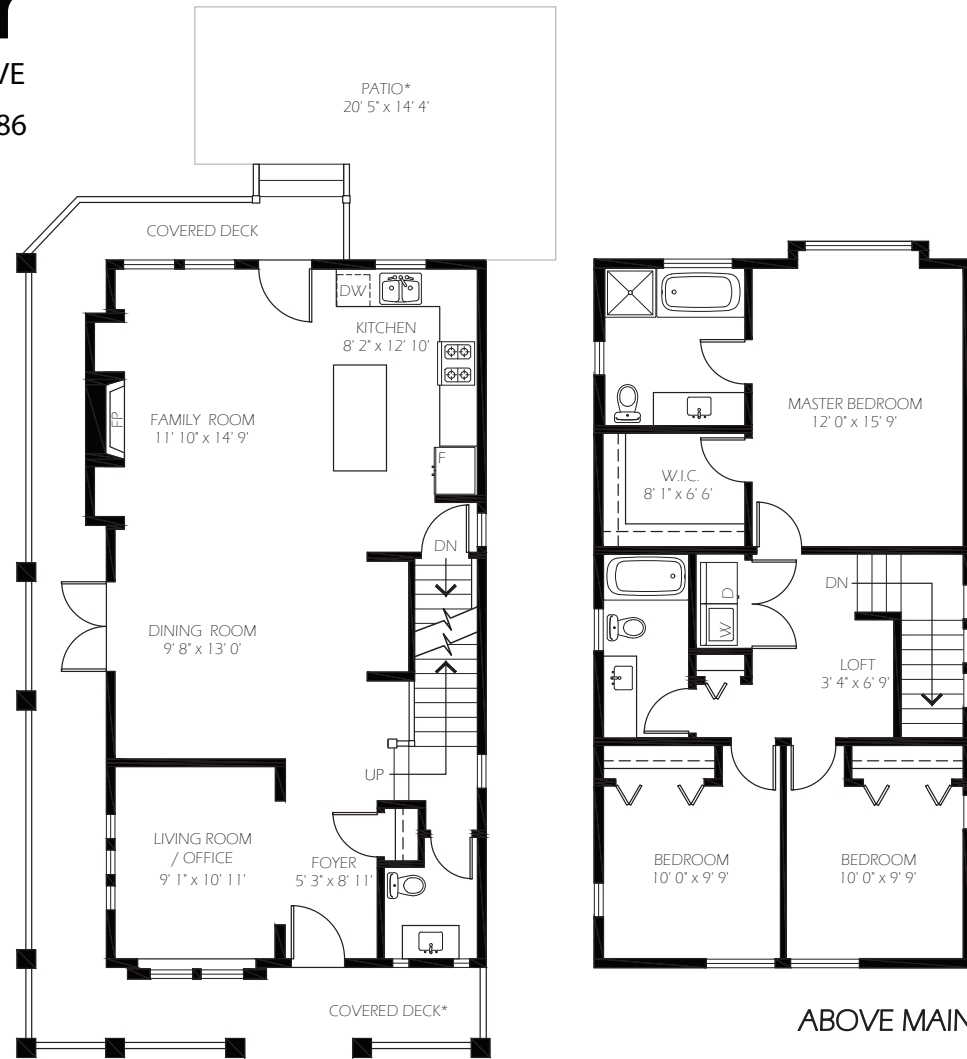
# Evon Mayer

REAL ESTATE SALES REPRESENTATIVE

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BASEMENT



MAIN FLOOR

ABOVE MAIN

## LISTING features

17294 2 Avenue, Surrey



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*Evon Mayer*



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



TAKE THE TOUR



Superior LOCATION. Cressey-built Home PLUS-legal COACHHOME in Summerfield! Situated on a RARE 4389sf South-facing corner lot this home has beautiful street appeal w its WRAP-AROUND covered Veranda & Mature cedar hedging, as well as a private yard w spacious patio, SUNNY grassy area, & built-in Storage Shed. The main level open concept kitchen, living, & dining area is great for entertaining & the large den off the entry is the perfect office or parlour. Main house: 3-bed-3bath. Spacious Master. Laundry UP. Unfinished basement w SEPARATE ENTRY-awaits your ideas-great opportunity! All this PLUS-Detached 1-bed 1bath LEGAL COACHHOME offers an additional 540+sf of living/RENTAL space. Plenty of parking w a detached double car garage PLUS two designated parking pads & street parking.

COMPLIMENTS OF *Evon Mayer*

Price	\$1,268,000
Tax	\$4372.45/2016
Lot	4,385 sf
Size	2,610 sf
Bedrooms	4
Bathrooms	4