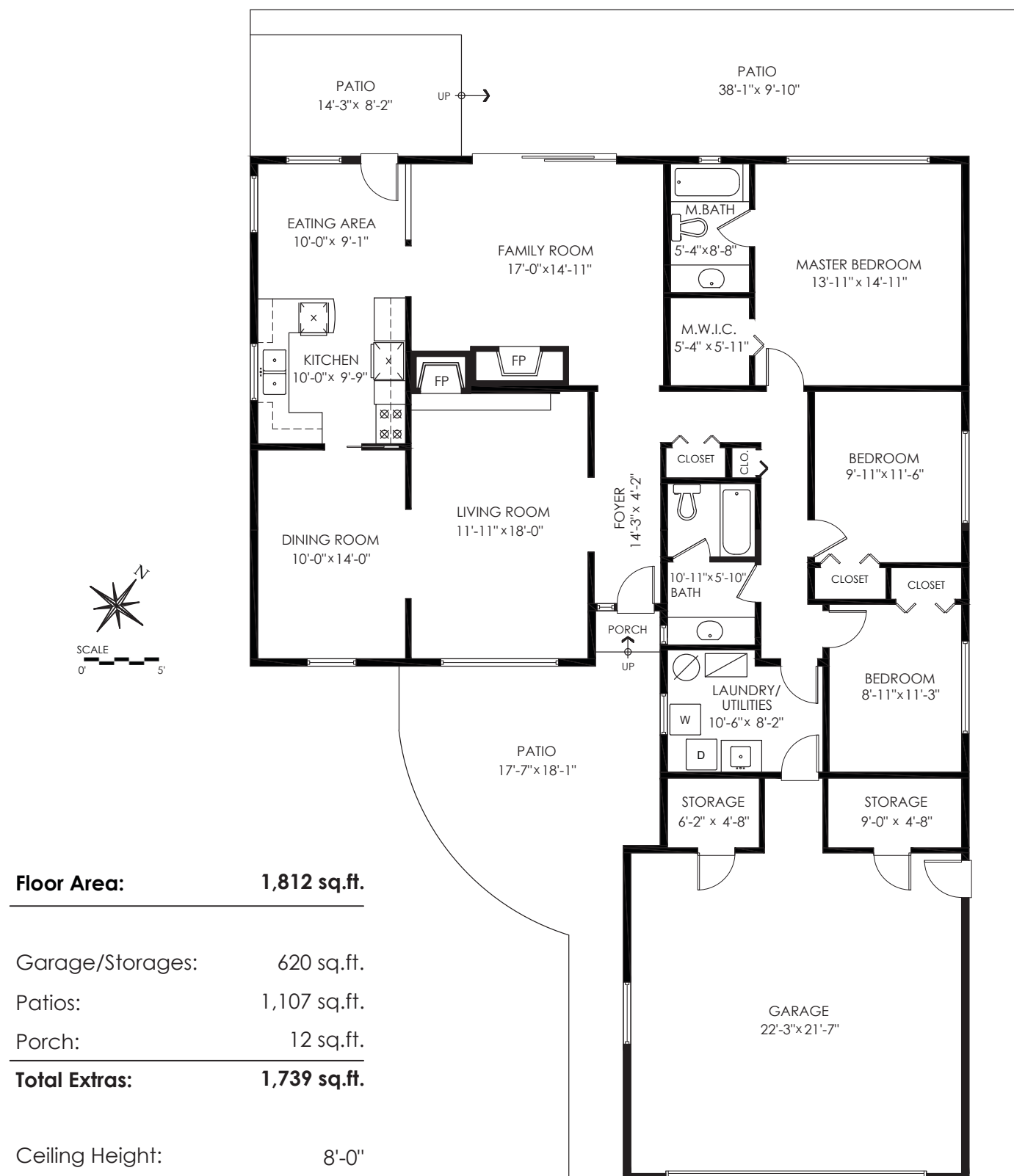


LISTING  
**features**

13395 Amble Wood Drive, Surrey



Measuring, Scanning, Design & Permits | 604-876-3738

www.DraftOnSite.com

E&O Insured for \$3,000,000. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

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

Produced and printed by **cotala** www.cotala.com

Sutton Group - WestCoast Realty  
AN INDEPENDENT MEMBER BROKER

Bus: 604.538.8888

Cell: 604.418.5786

Fax: 604.538.0237

evon@evonmayer.com

www.evonmayer.com

*Evon Mayer*







TAKE THE TOUR

13395 Amble Wood Drive, Surrey



GREAT OPPORTUNITY. Sunny, rect, 13,045 sf lot, w/solid, 3 bed, 2 ba, 1812 sf rancher, super well maint., hot Amble Greene neighbourhood. Build up to 5000 sf + 2700sf bsmt= 7700 sf. Basement Engineering, Tree Report & Survey available. Concept Plan showing optimal Southwest sun and good Feng Shui. Highly rentable clean home. New furnace, updated irrigation, kitchen & bathroom updates (all 2017); some new appliances, designer paint & draperies. Designer landscaping -- privacy hedges & plantings in 2016. Private fenced yard. Central location in top ranked Elgin Park Secondary school catchment & walking distance to Ray Shephard Elem., parks, beach, recreation, Community Centres & fitness, transit and Ocean Park shopping. Don't miss it!

COMPLIMENTS OF

*Evon Mayer*



Price	\$1,588,000
Tax	\$6171.41/2017
Lot	13,045 sf
Size	1812 sf
Bedrooms	3
Bathrooms	2