

R2462621
House/Single Family

14850 71 AVENUE
Surrey
East Newton
V3S 0X3

Residential Detached
\$1,229,000 (LP)



Depth/Size (ft.): **85** Frontage (ft.): **40.00** Approx. Yr Built: **2008**
 Lot Area (sq.ft.): **3,592.00** Bedrooms: **6** Age: **12**
 Flood Plain: Bathrooms: **5** Zoning: **SFD**
 Rear Yard Exp: Full Baths: **4** Gross Taxes: **\$4,779.95**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **026-668-998**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Double, Other**
 Dist. to Transit: Dist to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Legal: **PL BCP22619 LT 17 LD 36 SEC 15 TWP 2**
 Amenities: **Storage**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'	Above	Master Bedroom	18' x 13'	Below	Storage	8' x 10'
Main	Dining Room	10' x 9'	Above	Bedroom	13' x 9'	Below	Laundry	6' x 8'
Main	Kitchen	14' x 10'	Above	Bedroom	13' x 12'			x
Main	Wok Kitchen	8' x 10'	Above	Bedroom	12' x 9'5"			x
Main	Family Room	15' x 14'			x			x
Main	Den	10' x 12'	Below	Games Room	10' x 12'			x
		x	Below	Living Room	14' x 20'			x
		x	Below	Bedroom	10' x 10'			x
		x	Below	Bedroom	10' x 14'			
		x	Below	Kitchen	14' x 8'			

Finished Floor (Main):	1,260	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,240	# of Kitchens:	3	1	Main	2	No
Finished Floor (Below):	1,014	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	No
Finished Floor (Total):	3,514 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes
Unfinished Floor:	0	Beds in Bsmt.:	0	5	Below	4	No
Grand Total:	3,514 sq. ft.	Basement:	Full	6			No
				7			No
				8			No

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

Welcome to this beautiful house featuring 4 Bedrooms up with 3 full baths, walk in closets in all rooms. Main floor has living/dining/family room. fully finished spacious bsmt suite with 2 bedrooms plus a den and extra storage for yourself. Granite kitchen counter tops, a must have spice kitchen, lots of parking and walking distance to elementary school. Last but not least, close to transportation. Don't miss this beauty, it won't last!