

R2500809
House/Single Family

19477 66 AVENUE
Surrey
Clayton
V4N 0C3

Residential Detached
\$979,800 (LP)



Depth/Size (ft.): **106** Frontage (ft.): **29.60** Approx. Yr Built: **2006**
 Lot Area (sq.ft.): **3,172.00** Bedrooms: **4** Age: **14**
 Flood Plain: Bathrooms: **4** Zoning: **RF-9C**
 Rear Yard Exp: Full Baths: **3** Gross Taxes: **\$3,592.66**
 Half Baths: **1** For Tax Year: **2019**
 P.I.D.: **026-406-870**
 View: **No**
 Complex / Subdiv: **Copper Creek**
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Water**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 3 Covered Parking: 2 Parking Access: Lane,Rear
Construction: Frame - Wood	Parking: DetachedGrge/Carport,Open
Exterior: Stone,Vinyl,Wood	Dist. to Transit: Dist to School Bus:
Foundation: Concrete Perimeter	Title to Land: Freehold NonStrata
Rain Screen:	Property Disc.: Yes
Renovations:	PAD Rental:
# of Fireplaces: 1	Fixtures Leased: No
Fireplace Fuel: Natural Gas	Fixtures Rmvd: Yes
Water Supply: City/Municipal	Floor Finish: Laminate,Tile,Wall/Wall/Mixed
Fuel/Heating: Electric,Forced Air,Natural Gas	
Outdoor Area: Balcny(s) Patio(s) Dck(s),Fenced Yard	
Type of Roof: Asphalt	

Legal: **LOT 39, PLAN BCP19276, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Garden,In Suite Laundry,Storage**
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11'2 x 10'8	Above	Laundry	6'4 x 6'2			x
Main	Family Room	14'4 x 10'1	Bsmt	Kitchen	13'6 x 10'			x
Main	Eating Area	11'7 x 8'1	Bsmt	Living Room	14'2 x 9'11			x
Main	Living Room	13'3 x 12'11	Bsmt	Bedroom	12'3 x 9'2			x
Main	Dining Room	15'10 x 8'11	Bsmt	Storage	5'11 x 5'0			x
Main	Foyer	5'9 x 5'4	Bsmt	Workshop	12'2 x 10'10			x
Above	Master Bedroom	15'1 x 13'3			x			x
Above	Walk-In Closet	7'10 x 5'6			x			x
Above	Bedroom	11'6 x 11'1			x			
Above	Bedroom	12'10 x 9'6			x			

Finished Floor (Main): 929	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 914	# of Kitchens: 2	1	Main	2	No
Finished Floor (Below): 0	# of Levels: 3	2	Above	4	No
Finished Floor (Basement): 919	Suite: Unauthorized Suite	3	Above	4	Yes
Finished Floor (Total): 2,762 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	4	No
Unfinished Floor: 0	Beds in Bsmt.: 1 Beds not in Bsmt.: 3	5			
Grand Total: 2,762 sq. ft.	Basement: Fully Finished,Separate Entry	6			
		7			
		8			

Listing Broker(s): **One Percent Realty Ltd.**

Outstanding Copper Creek home built by Moscone. Original owners show pride of ownership! 3 spacious bdrms upstairs, master has a huge w/ closet & ensuite w/soaker tub & separate shower, plus another 3 piece bthrm and a laundry room. The main floor has a lv g/dng room, big kitchen w/island, s/s appliances & granite countertops adjoining the family room w/a gas f/p that heats the whole place & access to your fully fenced backyard leading to your detached double garage & extra apron parking spot. The bsmt features separate entry w/ full kitchen/lv g rm, a bdrm + 4 piece bthrm. PLUS a workshop or 5th bdrm. Tons of veggies/fruit for your enjoyment! peaches, grapes, raised garden beds & irrigation water system. Home looks virtually un-lived in! Nothing to do but move in and live.