R2500809
House/Single Family

19477 66 AVENUE SURREY

Clayton, V4N 0C3

Residential Detached
$979,800 (LP)

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

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

View:	No
Mgmt. Company:	
Complex / Subdiv:	Copper Creek
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
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
Bylaw Restric:	
Listing Broker(s):	One Percent Realty Ltd.

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

Finished Floor (Main):	929 sqft	**# Of Rooms:**	16	**Bathroom Floor**	**# of Pieces**	**Ensuite?**
Finished Floor (Above):	914 sqft	**# Of Kitchens:**	2	Main	2	No
Finished Floor (Below):	0 sqft	**# Of Levels:**	3	Above	4	No
Finished Floor (Bsmt):	919 sqft	**Suite:**	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	2,762 sqft	**Crawl/Bsmt Height:**		Bsmt	4	No
Unfinished Floor:	0 sqft	**Basement:**	Fully Finished,Separate Entry			
Grand Total:	2,762 sqft	**Beds In Bsmt:**	1 / 4			
		# Of Pets:				

Outstanding Copper Creek home built by Moscone. Original owners show pride of ownership! 3 spacious bdrms upstairs, master has a huge wi closet & ensuite w/soaker tub & separate shower, plus another 3 piece bthrm and a laundry room. The main floor has a lvg/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/lvg 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.

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