

R2500308
House/Single Family

12971 108 AVENUE
Surrey
Whalley
V3T 2H9

Residential Detached
\$1,239,000 (LP)



Depth/Size (ft.): **31.06** Frontage (ft.): **32.11** Approx. Yr Built: **2020**
 Lot Area (sq.ft.): **3,245.00** Bedrooms: **6** Age: **0**
 Flood Plain: Bathrooms: **6** Zoning: **RF-10**
 Rear Yard Exp: Full Baths: **4** Gross Taxes: For Tax Year: **2020**
 Half Baths: **2** P.I.D.: **030-802-181**

View: **Yes: City & Mountain**

Complex / Subdiv:

Services Connected: **Electricity,Natural Gas,Water**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **DetachedGrge/Carport**
 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: **Laminate,Tile,Wall/Wall/Mixed**

Legal: **LOT 6, BLOCK 5N, PLAN EPP87627, SECTION 16, LD 36, RANGE 2W, NEW WESTMINSTER LAN**

Amenities:

Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'10 x 12'6	Bsmt	Media Room	17'10 x 10'6			x
Main	Den	3'6 x 6'4	Bsmt	Living Room	16'6 x 11'2			x
Main	Dining Room	12'8 x 11'10	Bsmt	Kitchen	6' x 4'			x
Main	Family Room	12'10 x 15'8	Bsmt	Bedroom	10'10 x 9'			x
Main	Kitchen	10'2 x 15'2	Bsmt	Bedroom	10'8 x 9'6			x
Main	Wok Kitchen	9'8 x 5'8	Above	Bedroom	10' x 10'6			x
Above	Master Bedroom	14'6 x 12'6			x			x
Above	Walk-In Closet	8' x 8'			x			x
Above	Bedroom	9' x 10'6			x			
Above	Bedroom	10'2 x 10'6			x			

Finished Floor (Main):	985	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	925	# of Kitchens:	3	1	Main	2	No
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	Yes
Finished Floor (Basement):	985	Suite:	Legal Suite	3	Above	2	Yes
Finished Floor (Total):	2,895 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	No
Unfinished Floor:	0	Beds in Bsmt.:	2 Beds not in Bsmt.: 4	5	Bsmt	4	No
Grand Total:	2,895 sq. ft.	Basement:	Fully Finished,Separate Entry	6	Bsmt	4	No
				7			No
				8			No

Listing Broker(s): **Sutton Premier Realty**

Brand new custom built home with amazing views! This home will definitely check all your boxes. Home boasts 6 bedrooms, 6 baths, bright and open concept layout with designer wood paneling in living room, chef's kitchen with spice kitchen, stainless steel appliances, laminate flooring, designer lighting throughout. Upstairs features 4 bedrooms including master bedroom with walk in closet, beautiful ensuite & views of the City/Mountains. Bonus 2 bedroom suite and theatre room with its own 4 piece bath in basement. 2 car detached garage. Great location close to transit, Surrey Central Mall, parks & schools.