

R2585721
House/Single Family

19249 69 AVENUE
Surrey
Clayton
V4N 0B7

Residential Detached
\$1,468,000 (LP)



Depth/Size (ft.): **92** Frontage (ft.): **40.50** Approx. Yr Built: **2007**
 Lot Area (sq.ft.): **3,700.00** Bedrooms: **5** Age: **14**
 Flood Plain: **No** Bathrooms: **4** Zoning: **SF**
 Rear Yard Exp: **North** Full Baths: **3** Gross Taxes: **\$5,012.07**
 Half Baths: **1** For Tax Year: **2020**
 P.I.D.: **026-504-782**
 View: **No**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double,Open**
 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: **Hardwood,Tile,Wall/Wall/Mixed**

Legal: **BCP20976 LOT 7 LD 36 SEC 15 TWP 8 NEW WESTMINSTER LAND DISTRICT**
 Amenities: **In Suite Laundry**
 Site Influences: **Central Location,Lane Access,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'9 x 18'6	Above	Bedroom	9'11 x 12'2			x
Main	Dining Room	15'2 x 12'3	Above	Walk-In Closet	8'2 x 6'8			x
Main	Kitchen	10'1 x 11'11	Bsmt	Bedroom	15'10 x 10'10			x
Main	Den	10'8 x 11'5	Bsmt	Recreation Room	14' x 17'11			x
Main	Flex Room	10'1 x 12'5	Bsmt	Eating Area	11'11 x 8'3			x
Main	Laundry	9'11 x 6'	Bsmt	Kitchen	9' x 15'10			x
Main	Foyer	5'5 x 5'9	Bsmt	Walk-In Closet	5'3 x 3'6			x
Above	Master Bedroom	17'10 x 12'2			x			x
Above	Bedroom	11'3 x 10'8			x			
Above	Bedroom	13'4 x 9'2			x			

Finished Floor (Main):	1,161	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,088	# of Kitchens:	2	1	Above	5	Yes
Finished Floor (Below):	0	# of Levels:	3	2	Above	4	No
Finished Floor (Basement):	1,151	Suite:	Unauthorized Suite	3	Below	54	No
Finished Floor (Total):	3,400 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No
Unfinished Floor:	0	Beds in Bsmt.:	1 Beds not in Bsmt.: 4	5			
Grand Total:	3,400 sq. ft.	Basement:	Fully Finished	6			
				7			
				8			

Listing Broker(s): **RE/MAX Little Oak Realty (Fort Langley)**

Stunning 2 story home with a fully finished basement with separate entrance located in a desirable location of Clayton heights, this home features a wonderful layout with an open kitchen/dining/living room concept, plus a bonus office on the main, vaulted ceiling 14ft, beautiful hardwood flooring, rounded archways, coffered ceilings throughout, lots of windows that flow in the natural light, pot lights. Gourmet kitchen with granite countertops, tiled backsplash, gas stove, stainless steel appliances, large island with power, laundry on the main. Upstairs boast a huge master bedroom with a spacious WIC & a 5 pc bath with a soaker tub, plus 3 large bedrooms for the growing family, plus lots of storage.

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'.