## 17280 60 AVENUE SURREY

Cloverdale BC, V3S 1T6

Depth/Size (	(ft):	116.86	Bedrooms:		7	Approx. Year B	uilt: 200	)2
Frontage (ft)	):	62.83	Bathrooms	:	6	Age:	22	
ot Area: (s	q.ft.)	7,384.00	Full Baths:		6	Zoning:	RF	
lood Plain:		No	Half Baths:		0	Gross Taxes:	\$5,	952.35
Rear Yard E	xp:	South				For Tax Year:	202	23
View:	•	Yes				P.I.D.:	024	1-943-584
Style of Hon	ne.	Basement Entry			Parking:	Total: 6 - Covere	vd. 5	
Constructio		Frame - Wood			Covered Parking:	2	.u. 2	
xterior:		Stone, Vinyl, Wood			Parking Access:	Front		
oundation:		otorio, vinyi, vood			Parking:		ail.,Garage; Doub	
ain Screen					Locker:	, laa. Fairing , t	an,ourugo, boub	
enovations		Partly			Units in Dev:			
of Fireplac	-	1 - Fuel: Natural Gas			Distance to:			
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air.Natural Gas			Property Disc:	Yes		
outdoor Are		Balcny(s) Patio(s) Dck(s)	Sundeck(s)		PAD Rental:			
ype of Roo		Tile - Composite			Fixtures Leased:	No		
Floor Finish:		Tile,Wall/Wall/Mixed			Fixtures Rmvd:	No		
/iew:		Yes : Mount Baker						
Mgmt. Com								
Complex / S	Subdiv:	Cloverdale						
complex / 3								
•	onnected:	Community,Electricity,Na	tural Gas,Sanitary	Sewer,Storm Sewe	er,Water			
Services Co Legal:		Community,Electricity,Na LOT 2, PLAN LMP48704	-			STRICT		
Services Co Legal:		LOT 2, PLAN LMP48704 In Suite Laundry	, SECTION 7, TOW	NSHIP 8, NEW W	ESTMINSTER LAND DIS	STRICT		
Services Co Legal: Amenities:	ces:	LOT 2, PLAN LMP48704 In Suite Laundry Central Location,Golf Co	, SECTION 7, TOW	NSHIP 8, NEW W ation Nearby,Shop	ESTMINSTER LAND DIS			
Services Co Legal: Amenities: Site Influenc Features:	ces:	LOT 2, PLAN LMP48704 In Suite Laundry	, SECTION 7, TOW	NSHIP 8, NEW W ation Nearby,Shop	ESTMINSTER LAND DIS		moke Alarm,Stov	e, Vacuum - Roughed
Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	ces: ric:	LOT 2, PLAN LMP48704 In Suite Laundry Central Location,Golf Co ClthWsh/Dryr/Frdg/Stve/	, SECTION 7, TOW urse Nearby,Recrea DW,Drapes/Windov	NSHIP 8, NEW W ation Nearby,Shop	ESTMINSTER LAND DIS		moke Alarm,Stov	e,Vacuum - Roughec
Services Co Legal: Amenities: Site Influence Features: Bylaw Restr	ces: ric:	LOT 2, PLAN LMP48704 In Suite Laundry Central Location,Golf Co	, SECTION 7, TOW urse Nearby,Recrea DW,Drapes/Windov	NSHIP 8, NEW W ation Nearby,Shop	ESTMINSTER LAND DIS		moke Alarm,Stov	e, Vacuum - Roughec
Services Co Legal: Amenities: Site Influence Features: Bylaw Restr Listing Brok	ces: ric:	LOT 2, PLAN LMP48704 In Suite Laundry Central Location,Golf Co ClthWsh/Dryr/Frdg/Stve/	, SECTION 7, TOW urse Nearby,Recrea DW,Drapes/Windov	NSHIP 8, NEW W ation Nearby,Shop	ESTMINSTER LAND DIS		moke Alarm,Stove	e, Vacuum - Roughed Dimensions
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Why Rent - When you can Own! Beautiful custom designed & quality built Basement Entry Home with High Ceilings. Live upstairs in your own 4-bedrooms, 3-full bathrooms home, featuring Open Great-room & Dining-room, Kitchen w/loads of cabinetry, oversized Island & custom millworks, large covered Sundeck, large private covered entry, laundry, & double garage. Ground level Basement features Mortgage helpers w/private entry & large covered Patio which can cover \$870,000 Mortgage. Additional features Large Sunny South back yard Lot, loads of parking & on Bus Route. Great Location - close to Schools, Shopping, Kwantlen College, Recreation Centers & New Hospital coming soon, plus easy access to Hwy#10 and Hwy#15. Show & Sell. OFFERS!

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