19028 72A AVENUE SURREY

Clayton, V4N 5Z8

Residential Detached
\$1,549,000 (LP)

Depth/Size (ft):	122	Bedrooms:	4	Approx. Year Bui	lt: 2009	Э
rontage (ft):	31.00	Bathrooms:	5	Age:	15	
ot Area: (sq.ft.)	3,787.00	Full Baths:	4	Zoning:	RF9	С
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,7	59.36
Rear Yard Exp:				For Tax Year:	2023	3
/iew:	Yes			P.I.D.:	027-	195-929
tyle of Home:	2 Storey w/Bsmt.,Carr	riage/Coach House	Parking:	Total: 3 - Covered	: 2	
Construction:	Frame - Wood	C C	Covered Parking:	2		
xterior:	Vinyl,Wood		Parking Access:	Lane		
oundation:			Parking:	DetachedGrge/Ca	rport,Garage; Do	ouble,Open
ain Screen:			Locker:	č	U .	
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata		
Fuel/Heating:	Electric,Forced Air		Property Disc:	Yes		
Outdoor Area:	Balcny(s) Patio(s) Dck	k(s),Fenced Yard	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate,Wall/Wall/M	lixed	Fixtures Rmvd:	No		
/iew:	Yes : Facing Park / Gr	reenspace				
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul-	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum	Nearby,Shopping Nearby	15		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum	Nearby,Shopping Nearby	15	Dimen	Isions
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum	Nearby,Shopping Nearby - Built In		Dimen 11'2 x	
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions	Nearby,Shopping Nearby - Built In Floor	Туре		10'
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1	Nearby,Shopping Nearby - Built In Floor Above	Type Bedroom	11'2 x 11'2 x 11'2 x	10' 10'2 4'11
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9	Nearby,Shopping Nearby - Built In Floor Above Above	Type Bedroom Bedroom	11'2 x 11'2 x 11'2 x 25'9 x	10' 10'2 4'11 15'8
Igmt. Company: complex / Subdiv: cervices Connected: egal: menities: cetures: ceatures: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1	Nearby,Shopping Nearby - Built In Floor Above Above Above	Type Bedroom Bedroom Laundry Recreation Room Office	11'2 x 11'2 x 11'2 x 11'2 x 25'9 x 19'4 x	10' 10'2 4'11 15'8 14'3
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Above	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt	Type Bedroom Bedroom Laundry Recreation Room	11'2 x 11'2 x 11'2 x 25'9 x	10' 10'2 4'11 15'8 14'3
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor lain lain lain lain bove .bove	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul-4 Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt	Type Bedroom Bedroom Laundry Recreation Room Office Utility	11'2 x 11'2 x 11'2 x 25'9 x 19'4 x 10'2 x	10' 10'2 4'11 15'8 14'3 5'3
Igmt. Company: complex / Subdiv: eervices Connected: egal: 	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9 # Of Rooms:	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor	11'2 x 11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces	10' 10'2 4'11 15'8 14'3 5'3 Ensuite?
Agmt. Company: Complex / Subdiv: Gervices Connected: Legal: Amenities: Site Influences: Geatures: Bylaw Restric: Listing Broker(s): Ioor Iain Iain Iain Iain Iain Iain Iain Iain	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9 # Of Rooms: # Of Kitchens:	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt Bsmt 16 2	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor Main	11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces 2	10' 10'2 4'11 15'8 14'3 5'3 Ensuite? No
Agmt. Company: Complex / Subdiv: Gervices Connected: .egal: Amenities: Gite Influences: Geatures: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9 # Of Rooms: # Of Kitchens: # Of Levels:	Nearby,Shopping Nearby - Built In Floor Above Above Above Bsmt Bsmt Bsmt Bsmt 16 2 3	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor Main Above	11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces 2 4	10' 10'2 4'11 15'8 14'3 5'3 Ensuite? No No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Cloor Main Main Main Main Main Main Main Main	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9 # Of Rooms: # Of Kitchens: # Of Kitchens: # Of Levels: Suite:	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt Bsmt 16 2	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor Main Above Above	11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces 2 4 5	10' 10'2 4'11 15'8 14'3 5'3 Ensuite? No No Yes
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor: Grand Total:	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Vsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 x 15'9 15'6 x 11'3 11'9 x 11'1 15'8 x 13'9 15'7 x 11'6 9'2 x 5'9 # Of Rooms: # Of Kitchens: # Of Levels:	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt Bsmt 16 2 3 Legal Suite Full,Fully Finished,Separate	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor Main Above	11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces 2 4	10' 10'2 4'11 15'8 14'3 5'3 Ensuite? No No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Above Above Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Besmt): Finished Floor (Total): Unfinished Floor:	CLAYTON VILLAGE Electricity,Natural Gas LOT 15 SECTION 21 Central Location,Cul- Air Conditioning,ClthV RE/MAX 2000 Realty Type Family Room Kitchen Dining Room Living Room Primary Bedroom Walk-In Closet 1,002 sqft 939 sqft 939 sqft 939 sqft 939 sqft 0 sqft 3,413 sqft 0 sqft	s,Water TOWNSHIP 8 NEW WESTMINS de-Sac,Lane Access,Recreation Nsh/Dryr/Frdg/Stve/DW,Vacuum Dimensions 16'7 × 15'9 15'6 × 11'3 11'9 × 11'1 15'8 × 13'9 15'7 × 11'6 9'2 × 5'9 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Nearby,Shopping Nearby - Built In Floor Above Above Bsmt Bsmt Bsmt Bsmt 16 2 3 Legal Suite Full,Fully	Type Bedroom Bedroom Laundry Recreation Room Office Utility Bathroom Floor Main Above Above Bsmt	11'2 x 11'2 x 25'9 x 19'4 x 10'2 x # of Pieces 2 4 5 4	10' 10'2 4'11 15'8 14'3 5'3 Ensuite? No No Yes No

Amazing 3413 sq ft. home on a large 3787 sq ft. lot! This quality-built Coach home boasts a spacious living area with open kitchen featuring granite countertops & stainless appliances. The large primary bedroom includes a luxurious 5pc en-suite & walk-in closet. The fully finished basement with separate entrance is roughed in for a additional kitchen / suite if wanted. Situated on a serene cul-de-sac street across from the new Salmon Berry Park, this property is within walking distance to transit, schools, shopping & recreation. The legal one-bedroom coach home above the garage provides an excellent mortgage helper. Enjoy the fully fenced yard with a concrete patio, creating the perfect setting for outdoor enjoyment. This is the best value in the area and a must-see property!



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