14631 17A AVENUE SURREY

Sunnyside Park Surrey, V4A 7P8

	Guinyside i u	ik ouncy, vak n o				
23.60 8.645.00	Bedrooms: Bathrooms: Full Baths:	3 2 2	Age:	38		
0,010.00			u u		79.60	
	Han Datits.	0				
No						
NO			F.I.D	000-	502-130	
Rancher/Bungalow		Parking:	Total: 6 - Covered:	: 2		
Frame - Wood		Covered Parking:	2			
Wood		-				
			Garage: Double			
1 - Fuel: Natural Gas						
			Freehold NonStrata			
				nonsuala		
			169			
			No	Na		
Hardwood		Fixtures Rmvd:	NO			
LOT 297 SECTION 1 Garden Central Location,Cul- ClthWsh/Dryr/Frdg/S Sutton Group-West C Type Living Room Dining Room Foyer Family Room	5 TOWNSHIP 1 NEW WESTMINST -de-Sac,Greenbelt,Private Yard,Rect Stve/DW,Microwave Coast Realty (Surrey/24) Dimensions 12'10 x 14'6 12'4 x 10'1 6'6 x 4'10 13'9 x 14'7		rrby Type Primary Bedroom Bedroom Bedroom	13'10 x 12'9 x 1	14'7 0'3	
Eating Area	11'6 x 6'11					
Kitchen	11'11 x 9'9					
Laundry	9'4 x 7'					
1 668 saft	# Of Boome	10	Bathroom Floor	# of Pieces	Ensuite?	
•						
			wall	т		
•						
		Crowl				
1 668 satt	Rede In Demt.	() / 9				
	8,645.00 No Rancher/Bungalow Frame - Wood Wood 1 - Fuel: Natural Gas City/Municipal Forced Air Patio(s) Asphalt Hardwood No Electricity,Natural Gas LOT 297 SECTION 1 Garden Central Location,Cul ClthWsh/Dryr/Frdg/S Sutton Group-West O Type Living Room Dining Room Foyer Family Room Eating Area Kitchen Laundry 1,668 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft 0 sqft	23.60 Bedrooms: 8,645.00 Bathrooms: Full Baths: Half Baths: No Rancher/Bungalow Frame - Wood Wood 1 - Fuel: Natural Gas City/Municipal Forced Air Patio(s) Asphalt Hardwood No Electricity,Natural Gas,Sanitary Sewer,Storm Sewer LOT 297 SECTION 15 TOWNSHIP 1 NEW WESTMINST Garden Central Location,Cul-de-Sac,Greenbelt,Private Yard,Record ClthWsh/Dryr/Frdg/Stve/DW,Microwave Sutton Group-West Coast Realty (Surrey/24) Type Dimensions Living Room 12'10 x 14'6 Dining Room 13'9 x 14'7 Eating Area 11'16 x 6'11 Kitchen 11'11 x 9'9 Laundry 9'4 x 7' 1,668 sqft # Of Rooms: 0 sqft Suite: 0 sqft Suite: 0 sqft Suite: <	23.60 Bathrooms: 2 8,645.00 Full Baths: 2 Half Baths: 2 No Parking: Covered Parking: Parking: Wood Parking: Vood Parking: Proceed Parking: Parking: Locker: Units in Dev: Distance to: Distance to: Oty/Municipal Title to Land: Forced Air Property Disc: Patio(s) Asphalt Hardwood Fixtures Leased: Fixtures Leased: Fixtures Leased: Parking: Covered Parking: Property Disc: Parking: Parking: Covered Parking: Parking: Distance to: No Fixtures Leased: No Electricity, Natural Gas, Sanitary Sewer, Storm Sewer LOT 297 SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66591 Garden Contral Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearceth CithWsh/Dryr/Frdg/Stve/DW, Microwave Sutton Group-West Coast Realty (Surrey/24) Type Dimensions Floor	23.60 Bedrooms: 2 8,645.00 Full Baths: 2 Full Baths: 2 No Full Baths: 2 No Parking: Gross Taxes: Profile Parking: Parking: Rancher/Bungalow Parking: 2 Prame - Wood Vood Parking Access: Wood Parking Access: Parking: 1 - Fuel: Natural Gas Distance to: Total: 6 - Covered City/Municipal Property Disc: Pas Patio(s) Patio(s) Pathenal: Age: Property Disc: Yes Patio(s) PAD Rental: Freehold NonStra Property Disc: Yes PAD Rental: Patio(s) PAD Rental: No Satteres Rmvd: No No Parking Room 1210 x 146 Main Dimensions Floor Type Cuttward Room 124 x 101 Main Parking Area 116 x 611 Main Parking Area 116 x 611 Main Dimensions 1 Parking Pathetee I.668 sqft # Of Rooms: 1 I.668 sqft # Of Rooms: 1 I.668 s	Bedrooms: 3 Approx. Year Built: 1986 23.60 Bathrooms: 2 Zoning: Ref 38 8.645.00 Full Baths: 2 Zoning: Ref 38 No Half Baths: 0 Gross Taxes: 55.67 For Tax Year: 2023 No Parking: Covered Parking: 2 Parking: 2 2 Rancher/Bungalow Parking Access: Parking: Garage; Double 2 2 Wood Parking Access: Parking: Garage; Double 2 2 Covered Air Parking Access: Parking: Garage; Double 2 2 Vood Distance to: Title to Land: Freehold NonStrata Property Disc: Yes Patio(s) Aphalt Fixtures Rmvd: No No 15 No Electricity,Natural Gas, Sanitary Sewer,Storm Sewer Lot 297 SeCTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 66591 Garden 1310 X Corread Bacation, Cul-do-Sae, Greorobalt, Private Yard, Recreation Nearby,Shopping Nearby	Bedrooms: 3 Aprox. Year Built: 1986 8,645.00 Pathrooms: 2 Age: 36 8,645.00 Full Baths: 2 Zoning: RF No Full Baths: 2 Zoning: RF No Full Baths: 2 Zoning: S5.97.80 RancherBungalow Frame - Wood Parking: Total: 6 - Covered: 2 2 Frame - Wood Parking Access: Parking: Garage; Double 000-002-136 No Distance to: Total: 6 - Covered: 2 Parking Access: Parking: 2 Parking Access: Parking: Garage; Double Unte in Dev: Distance to: Total: 6 - Covered: 2 Parking: 1 - Fuel: Natural Gas Distance to: Total: 6 - Covered: 2 Parking: Sarage; Double 1 - Fuel: Natural Gas Parking: Sarage; Double Sarage; Double Parking: 1 - Fuel: Natural Gas Fibor No Fibor Yes Yes 20160(s) Age: Saradin Park

Fabulous Rancher. Welcome to Sunny South Surrey. Steps away from White Rock Lawn Bowling, White Rock Tennis Club, Curling Club, Ice Rink, Close to Bayview Elementary. Kitchen recently renovated. New Clothes Washer and Dyer in 2023. Ensuite renovated. Close to Transit. This is a beautiful rancher with a private back yard and a run for dogs. Recently redone hardwood flooring. Close to trails to White Rock Beach. Close to South Surrey Recreation centre and schools. Great South Surrey Location on a quiet Cul-de-sac. Bring your fussiest Clients.

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