15070 68A AVENUE SURREY

East Newton, V3S 3S4

Depth/Size (ft): Frontage (ft): Lot Area: (sq.ft. Flood Plain:								
Frontage (ft): Lot Area: (sq.ft. Flood Plain:		142.19	Bedrooms:	5		Approx. Year Bu	uilt: 200	02
Lot Area: (sq.ft. Flood Plain:		49.21	Bathrooms:	3		Age:	22	
lood Plain:		6,996.00	Full Baths:	2		Zoning:	RF	
	,	-,	Half Baths:	1		Gross Taxes:		,004.40
Rear Yard Exp:		South				For Tax Year:	202	-
View:		Yes				P.I.D.:		 5-243-969
Style of Home:		2 Storey w/Bsmt.		Pa	arking:	Total: 4 - Covered	d: 2	
Construction:		Frame - Wood		Co	overed Parking:	2		
xterior:		Fibre Cement Board,Mixe	d,Vinyl	Pa	arking Access:	Front		
oundation:				Pa	arking:	Garage; Double		
lain Screen:				Lo	ocker:			
lenovations:				Ui	nits in Dev:			
of Fireplaces:	:	1 - Fuel: Natural Gas		Di	stance to:			
Vater Supply:		City/Municipal		Ti	tle to Land:	Freehold NonStra	ata	
uel/Heating:		Forced Air,Natural Gas		Pr	operty Disc:	Yes		
Outdoor Area:		Patio(s)			AD Rental:			
Type of Roof:		Asphalt		Fi	xtures Leased:	No		
Floor Finish:		Laminate,Wall/Wall/Mixed	I	Fi	xtures Rmvd:	Yes		
/iew: Mgmt. Compan		Yes : Mountains from bac	kyard & Bdrm					
Complex / Subo	div:	Sullivan's Meadow						
Services Conne	ected:	Electricity,Natural Gas,Sa	nitary Sewer,Water					
Legal:		LOT 16 SECTION 15 TO	WNSHIP 2 NEW WES	TMINSTER DIST		0		
					RIGT FLAIN LIVIF 5255	8		
Amenities:					RIGT FLAN LIVES255	8		
	:	Central Location,Shoppin	g Nearby		NICT FLAN LIVIF3235	σ		
Amenities: Site Influences: Features:		Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I					indows - Thermo)
Site Influences		Central Location,Shoppin ClthWsh/Dryr/Frdg/Stve/I					indows - Thermo)
Site Influences Features: Bylaw Restric:			DW,Drapes/Window C				indows - Thermo)
Site Influences ⁼ eatures: Bylaw Restric: ∟isting Broker(ClthWsh/Dryr/Frdg/Stve/I	DW,Drapes/Window C				indows - Thermo	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Cloor	s):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific	DW,Drapes/Window C Realty	Coverings,Garage Type Primary	Door Opener,Pantry,V	′acuum - Roughed In,Wi		
Site Influences Features: Bylaw Restric: Listing Broker(Listing Broker(Listi	s): Type	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11	DW,Drapes/Window C Realty Floor Above	Coverings,Garage Type Primary Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Seatures: Bylaw Restric: Listing Broker(Listing Broker(Listi	s): Type Living Room	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11	DW,Drapes/Window C Realty Floor Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Seatures: Bylaw Restric: Listing Broker(Listing Broker(Ioor Ioor Iain Iain Iain	s): Type Living Room Dining Room	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8	DW,Drapes/Window C Realty Floor Above Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Listing Broker(Idin Main Main Main Main	s): Type Living Room Dining Room Kitchen	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2	DW,Drapes/Window C Realty Floor Above Above Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Floor Main Main Main Main Main	s): Type Living Room Dining Room Kitchen Den	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10	DW,Drapes/Window C Realty Floor Above Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Coor Main Main Main Main Main Main	s): Type Living Room Dining Room Kitchen Den Foyer	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4	DW,Drapes/Window C Realty Floor Above Above Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Listing Broker(Listing Listi	s): Type Living Room Dining Room Kitchen Den Foyer Laundry	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8	DW,Drapes/Window C Realty Floor Above Above Above Above Above Above	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10	facuum - Roughed In,Wi	Туре	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(Cloor Main Main Main Main Main Main Main	s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8	DW,Drapes/Window C Realty Floor Above Above Above Above Above Bsmt	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Bedroom	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	facuum - Roughed In,Wi	Type Other	Dimensions
Site Influences Features: Bylaw Restric: Listing Broker(loor lain lain lain lain lain lain	s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10	DW,Drapes/Window C Realty Floor Above Above Above Above Bsmt Bsmt	coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	facuum - Roughed In,Wi	Type Other	Dimensions 17'6 x 7'4
Site Influences Features: Bylaw Restric: Listing Broker(Cloor Main Main Main Main Main Main Main Finished Floor (s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main): (Above):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10 1,175 sqft	DW,Drapes/Window C Realty Floor Above Above Above Above Bsmt Bsmt Bsmt	coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	floor Bsmt Bathroom Floor	Type Other # of Pieces	Dimensions 17'6 x 7'4 Ensuite?
Site Influences Features: Bylaw Restric: Listing Broker(Listing Broker(Listing Broker(Listing Broker(Linished Floor (Linished Floor (Linished Floor (Linished Floor (s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main): (Above): (Below):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10 1,175 sqft 1,052 sqft 0 sqft	DW,Drapes/Window C Realty Floor Above Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15 1 3	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	floor Bsmt Bathroom Floor Main	Type Other # of Pieces 2	Dimensions 17'6 x 7'4 Ensuite? No No
tite Influences eatures: Bylaw Restric: isting Broker(loor lain lain lain lain lain lain lain lain	s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main): (Above): (Below): (Bsmt):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10 1,175 sqft 1,052 sqft 0 sqft 382 sqft	DW,Drapes/Window C Realty Floor Above Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15 1 3 Noteen	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	floor Bsmt Bathroom Floor Main Above	Type Other # of Pieces 2 4	Dimensions 17'6 x 7'4 Ensuite? No
Site Influences Features: Bylaw Restric: Listing Broker(Floor Main Main Main Main Main Main Main Finished Floor Finished Floor Finished Floor	s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main): (Above): (Below): (Bsmt): (Total):	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10 1,175 sqft 1,052 sqft 1,052 sqft 2,609 sqft	DW,Drapes/Window C Realty Floor Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15 1 3 No eight:	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3 5 Done	floor Bsmt Bathroom Floor Main Above	Type Other # of Pieces 2 4	Dimensions 17'6 x 7'4 Ensuite? No No
Site Influences Features:	s): Type Living Room Dining Room Kitchen Den Foyer Laundry Pantry (Main): (Above): (Below): (Bsmt): (Total): Dr:	ClthWsh/Dryr/Frdg/Stve/I RE/MAX Colonial Pacific Dimensions 16'1 x 15'11 17'4 x 9'8 15'9 x 10'2 10'1 x 11'10 6'9 x 8'4 10'2 x 7'8 3'10 x 4'10 1,175 sqft 1,052 sqft 0 sqft 382 sqft	DW,Drapes/Window C Realty Floor Above Above Above Above Bsmt Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite:	Coverings,Garage Type Primary Bedroom Walk-In Closet Bedroom Bedroom Bedroom Other 15 1 3 keight: Future	Door Opener,Pantry,V Dimensions 16'11 x 13'6 9'2 x 4'8 11'2 x 13'5 11'2 x 12'4 17'2 x 12'10 16'2 x 11'1 36'6 x 15'3	floor Bsmt Bathroom Floor Main Above	Type Other # of Pieces 2 4	Dimensions 17'6 x 7'4 Ensuite? No No

Original owner, 3 STOREY home built by Morningstar. Beautiful condition inside (no pets, non-smoking, 2 adults only), quiet street within walking distance to Gurdwara Dukh Nivaran Sahib, Fraser Valley Ismaili Jamatkhana, transit & more. House is situated 6996 SF lot, 4-5 bedrooms plus unfinished area awaiting your ideas. Bright house, on a rectangular lot, features large open kitchen and great room with gas fireplace. Lots of windows to bring in light from the SOUTH EXPOSED, SUNNY backyard. Upper level has 4 very spacious bedroom, 5 pce. primary ensuite, Mtn. view from upper fl & backyard. Unfinished walkout basement, rough-in plumbing for bath, large finished office/bedroom (no closet). \$40,000 BC HOUSING SUITE INCENTIVE INTRODUCED!!

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'. This communication is not intended to solicit properties already listed for sale.