

| | | | | | |
|-----------------------------|----------|--------------------|---|----------------------------|------------|
| Lot Dimensions (ft): | 41.47 x | Bedrooms: | 7 | Approx. Year Built: | 2012 |
| Frontage (ft): | 41.47 | Bathrooms: | 4 | Age: | 14 |
| Lot Area: (sq.ft.) | 6,050.00 | Full Baths: | 3 | Zoning: | SFR |
| Flood Plain: | | Half Baths: | 1 | Gross Taxes: | \$6,920.19 |
| Rear Yard Exp: | East | | | For Tax Year: | 2025 |
| View: | No | | | P.I.D.: | 027363899 |

| | | | |
|--------------------------------|-------------------------------------|--------------------------|--|
| Style of Home: | | Parking: | Total: 6 - Covered: 2 |
| Construction Materials: | Frame Wood, Fibre Cement (Exterior) | Covered Parking: | 2 |
| Foundation: | Concrete Perimeter | Parking Features: | Garage Double, Front Access, Aggregate |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas | Distance to: | School Bus: 2 BLOCKS |
| Water Supply: | Public | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric, Forced Air, Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Garden, Private Yard | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Hardwood, Laminate, Mixed, Tile | Fixtures Rmvd: | No |

| | |
|----------------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | Summerfield |
| Services Connected: | Electricity Connected, Natural Gas Connected, Water Connected |
| Legal: | PL BCP33476 LT300 BLK1N LD36 SEC32 RNG1E |
| Amenities: | |
| Site Influences: | Central Location, Cul-De-Sac, Near Golf Course, Private |
| Features: | Washer, Dryer, Dishwasher, Refrigerator, Stove, Garage Double, Front Access, Aggregate, Shopping Nearby, Patio, Sundeck, Gas, Window Coverings, Insulated Windows, Central Location, Cul-De-Sac, Near Golf Course, Private, Garden, Private Yard, Smoke Detector(s) |
| Bylaw Restrict: | |
| Listing Broker(s): | |

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|-----------------|--------------|-------|-----------|--------------|
| Main | Kitchen | 12'4 x 12'1 | Above | Walk-In Closet | 8'2 x 6'4 | Below | Bedroom | 14'10 x 9'10 |
| Main | Dining Room | 13' x 11'7 | Above | Bedroom | 16'8 x 10'11 | Below | Flex Room | 10'8 x 10'2 |
| Main | Great Room | 17'2 x 15'3 | Above | Walk-In Closet | 6'4 x 6'4 | | | |
| Main | Living Room | 15'6 x 11'8 | Above | Bedroom | 12'4 x 11'7 | | | |
| Main | Bedroom | 11'6 x 10'5 | Above | Bedroom | 11'6 x 10'10 | | | |
| Main | Laundry | 8'9 x 6'0 | Below | Recreation Room | 34'5 x 14'7 | | | |
| Above | Primary Bedroom | 15'3 x 13'8 | Below | Bedroom | 11'1 x 10'9 | | | |

| | | | | | | |
|--------------------------------|------------|---------------------------|-------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,357 sqft | # Of Rooms: | 16 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 1,188 sqft | # Of Kitchens: | 1 | Main | 2 | 0 |
| Finished Floor (Below): | 1,338 sqft | # Of Levels: | Two | Above | 4 | 1 |
| Finished Floor (Bsmt): | 0 sqft | Suite: | | Above | 4 | 0 |
| Finished Floor (Total): | 3,883 sqft | Crawl/Bsmt Height: | | Below | 4 | 0 |
| Unfinished Floor: | 0 sqft | Basement: | Full | | | |
| Grand Total: | 3,883 sqft | Beds In Bsmt: | 0 / 7 | | | |
| | | Pets Allowed: | | | | |

COMPLETELY NEW! \$450K spent on renos. Anything that can be changed has been. Flooring, lighting, kitchen, bathrooms, paint, furnace, hot water tank, decks, landscaping. Located in Summerfield, South Surrey's newest and desirable neighbourhood with big lots and beautiful homes!!! Nestled into a quiet cul-de-sac this nearly 4,000 square foot gorgeous home boasts of high quality construction and finishings throughout. Open concept for family gathering or entertaining with a spacious great room featuring a coffered ceiling and gas fireplace and a bonus separate living room. 4 bdrms up, 1 on the main and 2 down. Basement is fully finished with a full bathroom and separate entry could easily be a 1 or 2 bedroom suite. List of renos avail. Why buy used when you can buy same as NEW! Open Sun 2-4