



*P.J. Cheema*  
604-725-1258



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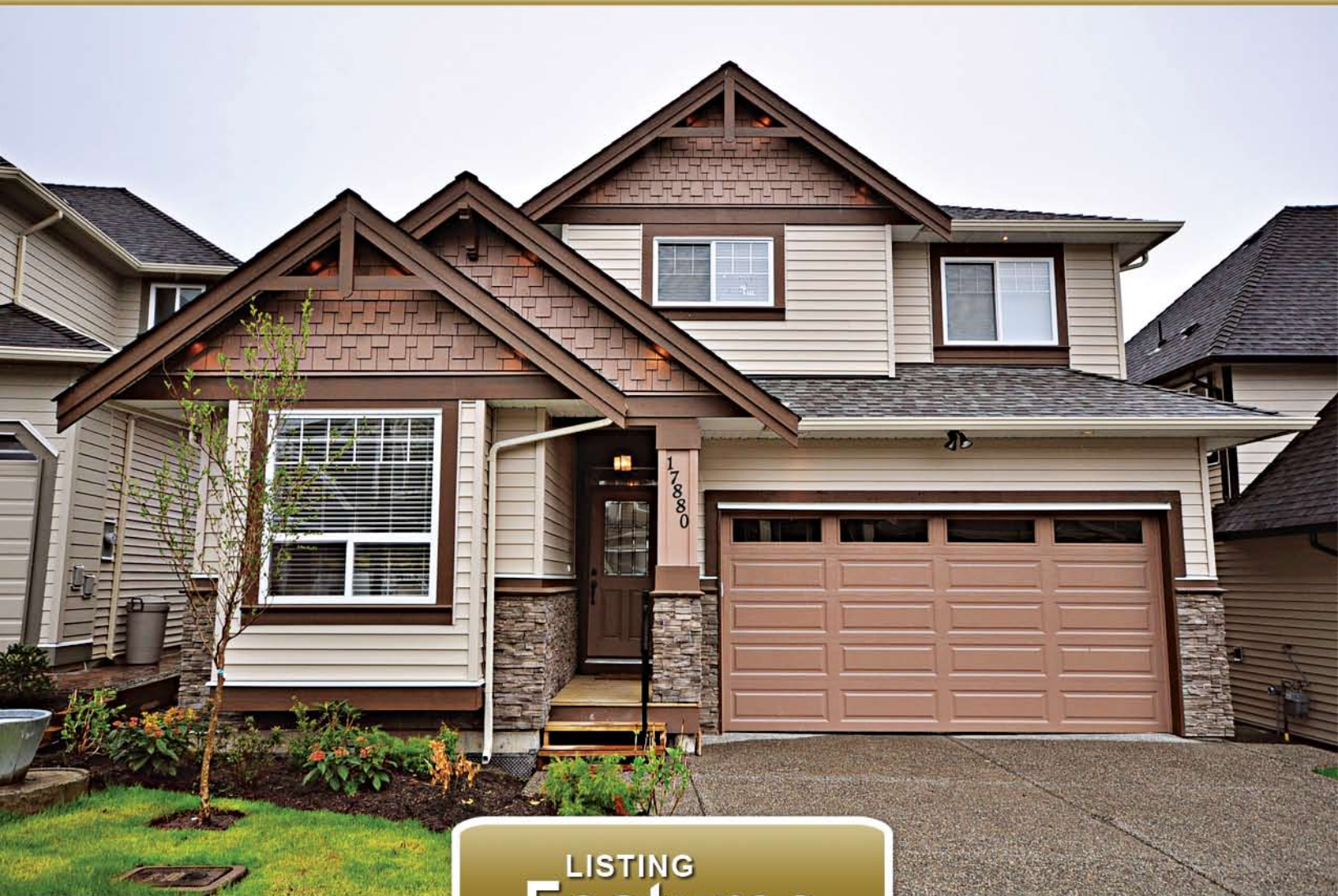
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*Shivani Cheema*  
604-825-4804

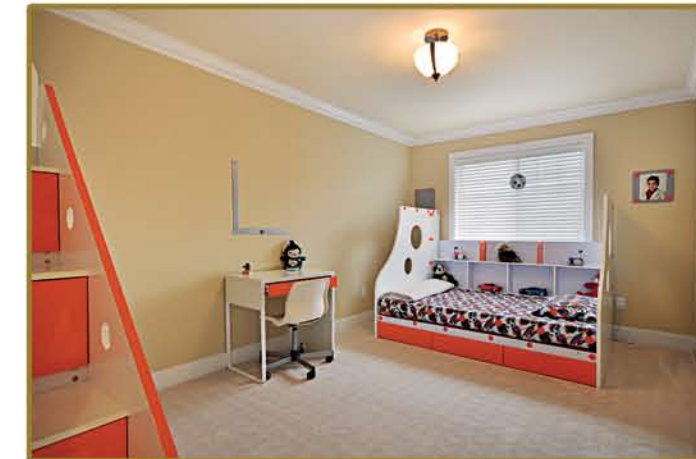
17880 71 Street, Surrey

Price: \$679,000



LISTING  
**Features**

*Your Home Sale Solutions Team*



**2 STOREY PLUS BASEMENT, 6 BEDROOMS, 4 BATHROOMS**

Spectacular Executive home. No expense spared in quality and craftsmanship. This dream home has it all—an open concept floor plan with great room open to dining and beautiful gourmet kitchen with huge island, high-end stainless steel appliances, granite counters and custom cabinets. Upstairs has 4 generous size bedrooms that includes master with ensuite that has a double sink and walk-in closet with organizers. Fully finished basement with exterior access, has media room and 2 bedrooms.

|                     |                            |
|---------------------|----------------------------|
| <b>Bedrooms:</b> 6  | <b>House:</b> 3,515 sqft   |
| <b>Bathrooms:</b> 4 | <b>Lot:</b> 3,599 sqft     |
| <b>Age:</b> 1 Yr.   | <b>Taxes:</b> \$779 (2010) |

Adams Road Elementary School / 18228 - 68 Ave.

Lord Tweedsmuir Secondary School / 6151 - 180 St.



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Presented by:  
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Cloverdale, Cloverdale BC  
**17880 71ST AV, NON ONO**

**MLS# F1111436**

Residential Detached  
**Active**



List Price: \$679,000 Previous Price: \$695,000  
 Original Price: \$695,000

Complex/Subdiv:

|                      |                      |                           |
|----------------------|----------------------|---------------------------|
| Frontage: 39.20 ft   | Bedrooms: 6          | PID: 028-017-218          |
| Depth/Size: IRREG    | Bathrooms: 4         | Type: House/Single Family |
| Lot Area SqFt: 3,599 | Full Baths: 3        | Approx Yr Blt: 2010       |
| Rear Yard Exp: SE    | Half Baths: 1        | Age at List Date: 1       |
| Meas Type: Feet      | If New GST/HST Incl: | Taxes: \$779 (2010)       |
| Flood Plain:         | Zoning: SFD          |                           |

View: Y - North Shore Mountains  
 Serv. Connected: Electricity, Natural Gas, Water

|                                     |                                    |  |
|-------------------------------------|------------------------------------|--|
| Style of Home: 2 Storey w/Bsmt.     | Total Parking: 4                   | Covered Parking: 2                       |
| Construction: Frame - Wood          | Parking Access: Front              |  |
| Foundation: Concrete Perimeter      | Parking Facilities: Garage; Double |  |
| Exterior: Mixed                     |                                    |  |
| Rainscreen:                         | R/I Plumbing:                      | Dist to Public Trans:                    |
| Type of Roof: Asphalt               |                                    | Dist to School Bus:                      |
| Renovations:                        | Reno Year:                         | Possession:                              |
| Flooring: Laminate, Wall/Wall/Mixed |                                    | Title to Land: Freehold NonStrata        |
| Water Supply: City/Municipal        |                                    | Seller's Interest: Registered Owner      |
| Heat/Fuel: Forced Air               |                                    | Mortgage Info: \$0                       |
| No. of Fireplaces: 1                | R/I Fireplaces:                    | Property Disclosure: N - Upon acceptance |
| Fireplace Fuel: Gas - Natural       |                                    | Out Buildings:                           |
| Outdoor Area: Sundeck(s)            |                                    |  |
| Pad Rental:                         |                                    |  |
| Fixtures Leas: N                    |                                    |  |
| Fixt Removed:                       |                                    |  |

Legal: PL BCP42064 LT 2 LD 36 SEC 17 TWP 8  
 Amenities:  
 Site Influences:  
 Features Incl:

| Floor   | Type           | Dimensions  | Floor | Type        | Dimensions | Floor | Type | Dimensions |
|---------|----------------|-------------|-------|-------------|------------|-------|------|------------|
| Main F. | Living Room    | 18' X 11'2  | Above | Bedroom     | 12'2 X 11' |       |      | X          |
| Main F. | Kitchen        | 13'6 X 13'4 | Bsmt  | Media Room  | 15'8 X 7'8 |       |      | X          |
| Main F. | Pantry         | 5' X 5'     | Bsmt  | Living Room | 11'8 X 9'2 |       |      | X          |
| Main F. | Dining         | 16' X 10'   | Bsmt  | Bedroom     | 10' X 10'6 |       |      | X          |
| Main F. | Den            | 9' X 11'    | Bsmt  | Bedroom     | 10' X 11'  |       |      | X          |
| Main F. | Laundry        | 5' X 6'     | Bsmt  | Kitchen     | 8' X 9'    |       |      | X          |
| Main F. | Great Room     | X           |       |             | X          |       |      | X          |
| Above   | Master Bedroom | 18' X 13'   |       |             | X          |       |      | X          |
| Above   | Bedroom        | 12'8 X 11'8 |       |             | X          |       |      |            |
| Above   | Bedroom        | 15'4 X 10'  |       |             | X          |       |      |            |

|                                  |   |                                       |  |
|----------------------------------|---|---------------------------------------|--|
| <b>Floor Area (SqFt):</b>        |   | <b>Bathrooms</b>                      |  |
| Main Floor Area SqFt: 1,417      | Total # Rooms: 16                             | 1 4 Piece; Ensuite: Y; Level: Above   |  |
| Finished Floor Up SqFt: 1,061    | # Kitchens: 2                                 | 2 4 Piece; Ensuite: N; Level: Above   |  |
| Finished Floor Down: 0           | Finished Levels: 3                            | 3 2 Piece; Ensuite: N; Level: Main F. |  |
| Finished Floor Bsmt SqFt: 1,037  | Crawl/Bsmt Height:                            | 4 4 Piece; Ensuite: N; Level: Bsmt    |  |
| Total Finished Floor SqFt: 3,515 | Basement Area: Fully Finished, Separate Entry | 5                                     |  |
|                                  | Suite: Unauthorized Suite                     | 6                                     |  |
| Unfinished Floor: 0              |   | 7                                     |  |
| Grand Total Floor Area: 3,515    |   | 8                                     |  |

Listing Broker(s): Sutton-Premier Realty

Spectacular Executive home. No expense spared in quality & craftsmanship. This dream home has it all-an open concept floor plan with great room open to dining & beautiful gourmet kitchen with huge island, high-end stainless steel appliances, granite counters & custom cabinets. Upstairs has 4 generous size bedrooms that includes master with ensuite and double sink & walk-in closet w/organizers. Fully finished basement with exterior access, has games room & 2 bedrooms. A must see inside.