



P.J. Cheema
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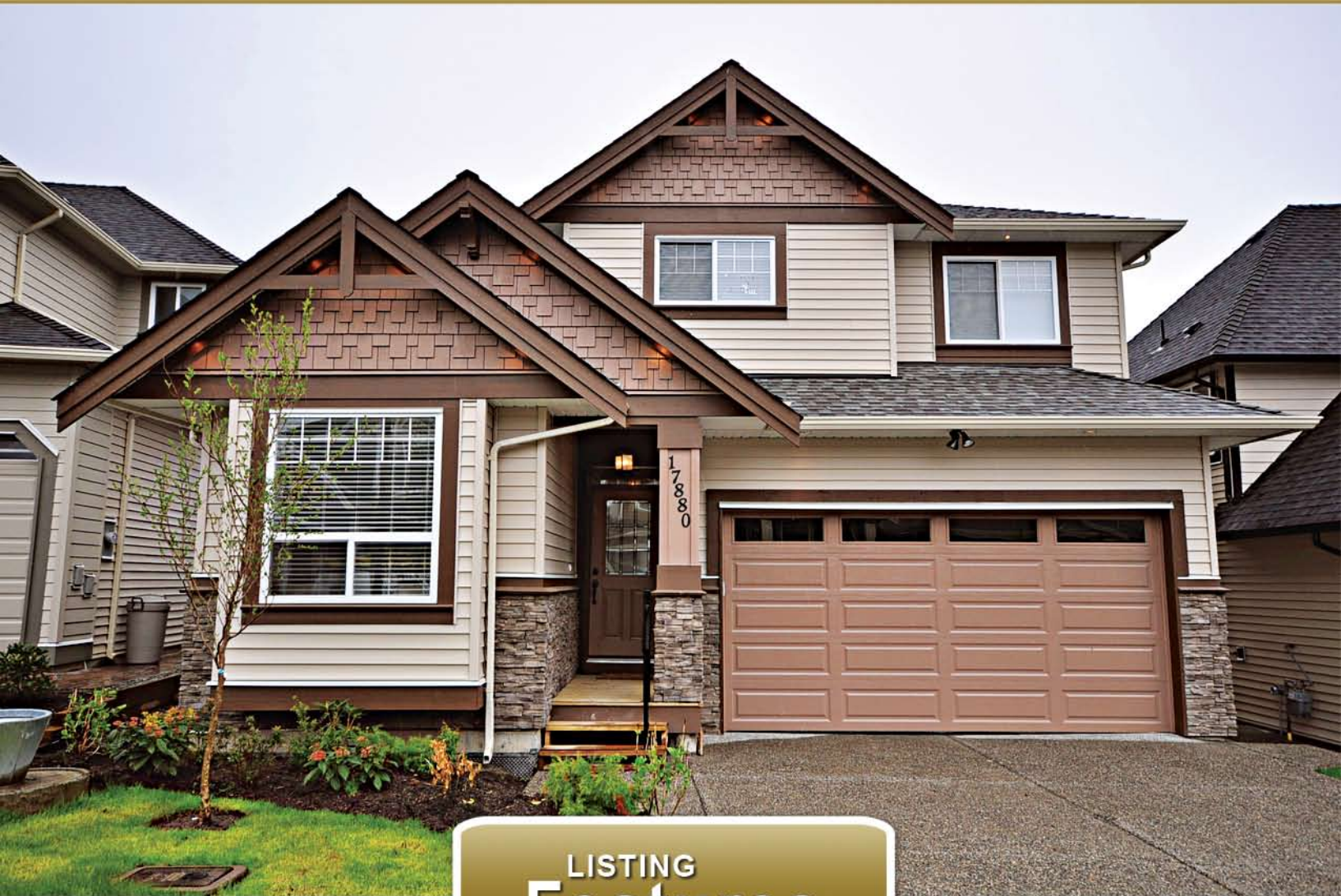
www.HomeSaleSolutions.ca



Shivani Cheema
604-825-4804

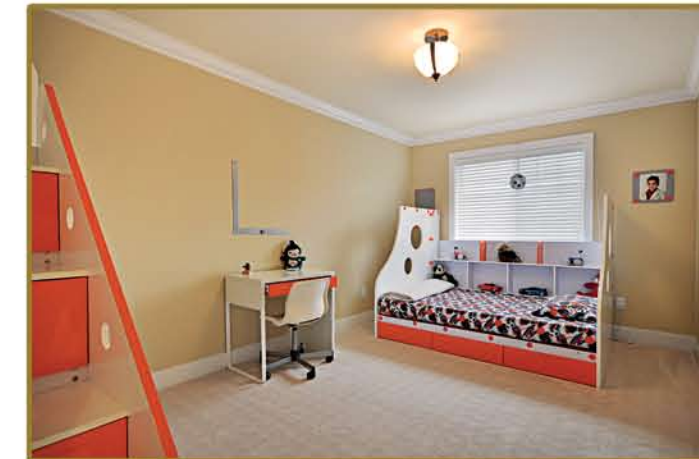
17880 71 Street, Surrey

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.

Bedrooms: 6	House: 3,515 sqft
Bathrooms: 4	Lot: 3,599 sqft
Age: 1 Yr.	Taxes: \$779 (2010)

Adams Road Elementary School / 18228 - 68 Ave.

Lord Tweedsmuir Secondary School / 6151 - 180 St.



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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			

Floor Area (SqFt):		Bathrooms	
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.