



P.J. Cheema
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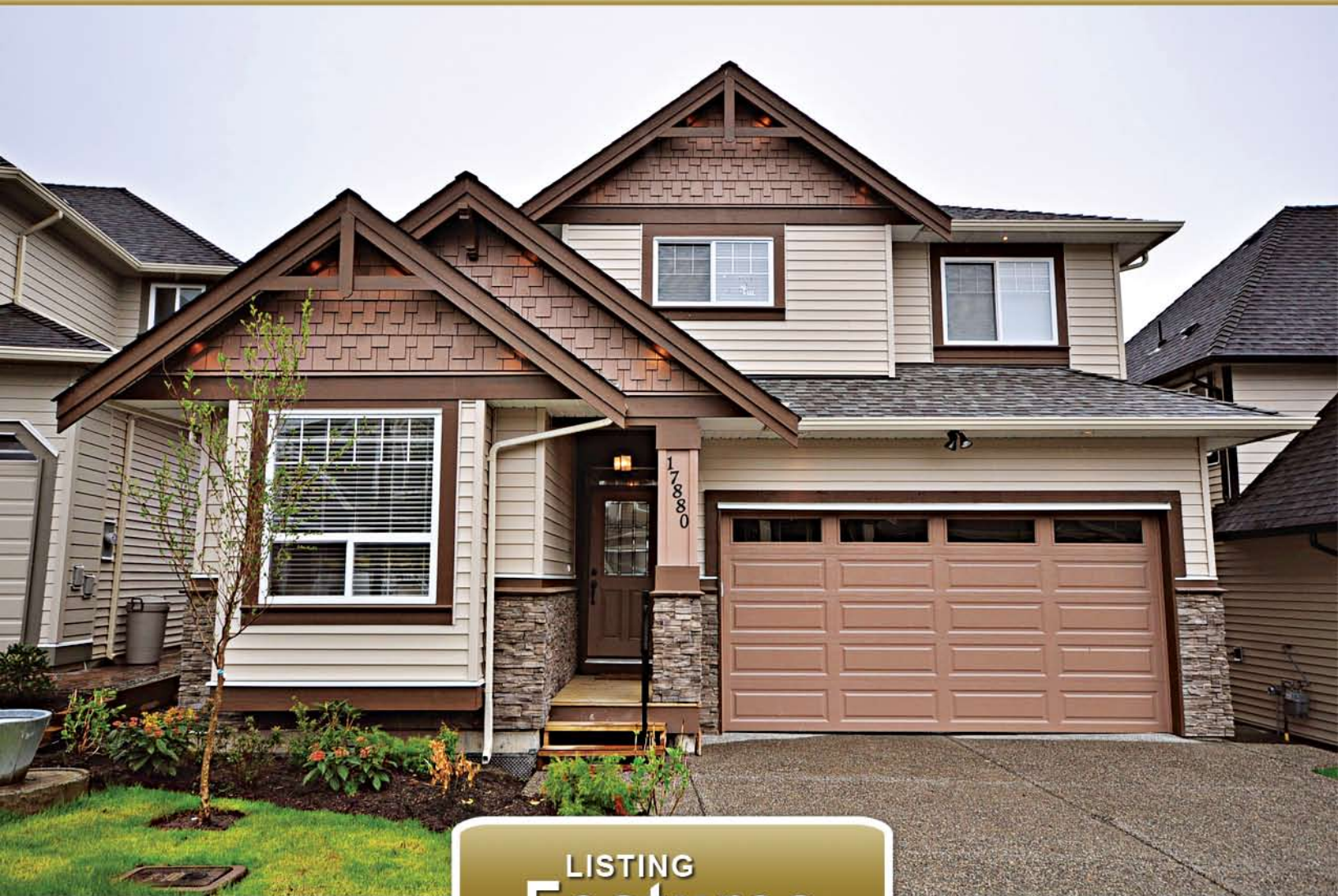
www.HomeSaleSolutions.ca



Shivani Cheema
604-825-4804

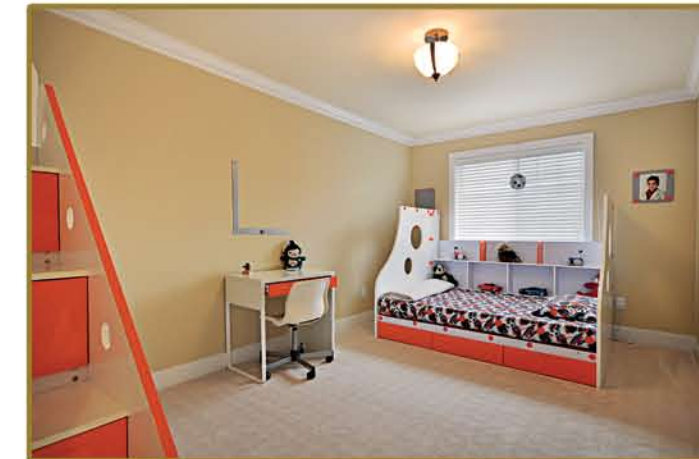
17880 71 Street, Surrey

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.





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
Depth/Size:	IRREG	Bathrooms:	4
Lot Area SqFt:	3,599	Full Baths:	3
Rear Yard Exp:	SE	Half Baths:	1
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	SFD
View:	Y - North Shore Mountains		
Serv. Connected:	Electricity, Natural Gas, Water		
PID:	028-017-218	Type:	House/Single Family
Approx Yr Blt:	2010	Age at List Date:	1
Taxes:	\$ 779 (2010)		

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:	Dist to School Bus:
Type of Roof:	Asphalt	Reno Year:		Possession:	
Renovations:		Title to Land:	Freehold NonStrata	Seller's Interest:	Registered Owner
Flooring:	Laminate, Wall/Wall/Mixed	Mortgage Info:	\$ 0	Property Disclosure:	N - Upon acceptance
Water Supply:	City/Municipal	Out Buildings:			
Heat/Fuel:	Forced Air				
No. of Fireplaces:	1	R/I Fireplaces:			
Fireplace Fuel:	Gas - Natural				
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):		Total # Rooms:		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

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