

<b>Depth/Size (ft):</b>	128	<b>Bedrooms:</b>	6	<b>Approx. Year Built:</b>	2020
<b>Frontage (ft):</b>	69.00	<b>Bathrooms:</b>	8	<b>Age:</b>	4
<b>Lot Area: (sq.ft.)</b>	8,832.00	<b>Full Baths:</b>	7	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$9,390.58
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-929-199

<b>Style of Home:</b>	2 Storey w/Bsmt.,3 Storey	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	3 - Fuel: Electric,Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Sweeping Mountain Views
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	April Creek
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer
<b>Legal:</b>	LOT 23 PLAN EPP55433 SECTION 24 TOWNSHIP 1 LAND DISTRICT 36
<b>Amenities:</b>	
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'0 x 10'8	Main	Laundry	12'1 x 5'3	Abv Main 2	Bedroom	12'0 x 13'11
Main	Office	12'0 x 8'11	Above	Primary Bedroom	18'0 x 16'6	Above	Walk-In Closet	4'9 x 4'9
Main	Living Room	9'6 x 14'4	Above	Walk-In Closet	9'10 x 4'9	Below	Bedroom	10'5 x 13'5
Main	Family Room	24'7 x 13'5	Above	Bedroom	11'8 x 13'9	Below	Bedroom	14'0 x 9'10
Main	Kitchen	14'7 x 16'11	Above	Walk-In Closet	5'0 x 5'1	Below	Walk-In Closet	5'3 x 3'10
Main	Wok Kitchen	6'0 x 16'11	Above	Bedroom	11'0 x 13'7	Below	Bar Room	10'0 x 12'11
Main	Dining Room	12'6 x 11'3	Above	Walk-In Closet	4'11 x 4'0	Below	Media Room	10'8 x 15'11

<b>Finished Floor (Main):</b>	1,578 sqft	<b># Of Rooms:</b>	24	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	1,563 sqft	<b># Of Kitchens:</b>	3	Main	2	No
<b>Finished Floor (Below):</b>	1,575 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Legal Suite	Above	4	Yes
<b>Finished Floor (Total):</b>	4,716 sqft	<b>Crawl/Bsmt Height:</b>		Above	3	Yes
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished	Above	3	Yes
<b>Grand Total:</b>	4,716 sqft	<b>Beds In Bsmt:</b>	0 / 6	Below	3	Yes
		<b># Of Pets:</b>		Below	4	Yes
				Below	4	No

April Creek - Superior by design. Custom built, 6bd/8ba, 4,716sf contemporary-styled residence, situated on an 8,832sf lot with sweeping mountain views & located in one of South Surrey's premiere communities. Meticulously chosen materials & timeless finishes are evident the moment you enter this stunning home. Inviting living room & office flank the foyer and direct you through to the great room, w/ extensive millwork. Further in are the thoughtfully designed main and spice kitchens, illuminated by natural light & appointed w/ top appl's (Viking, Fisher & Paykel, Fulgor Milano) & quality finishings. Up; 4 well-sized bdrms incl primary w/ balcony and spa-inspired ensuite. Down; Media rm, bar, legal suite w/ sep entrance & more! Flexible layout for various live/work arrangements. Call today!