17422 1 AVENUE SURREY

Pacific Douglas, V3Z 9P9

		Pacific				
Depth/Size (ft):		Bedrooms:	4	Approx. Year Bui	ilt: 2012	2
rontage (ft):	41.00	Bathrooms:	4	Age:	12	
ot Area: (sq.ft.)	4,254.00	Full Baths:	3	Zoning:	RF1	2
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,4	91.58
Rear Yard Exp:	South			For Tax Year:	2023	3
/iew:				P.I.D.:	028-	-529-073
		1		ļ		
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Fibre Cement Board,S	Stone	Parking Access:	Front		
oundation:			Parking:	Garage; Double		
ain Screen:			Locker:			
lenovations:			Units in Dev:			
of Fireplaces:	2 - Fuel: Natural Gas		Distance to:			
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
uel/Heating:	Electric,Heat Pump,Na		Property Disc:	Yes		
Outdoor Area:	Fenced Yard, Patio(s)	& Deck(s)	PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
loor Finish:	Mixed		Fixtures Rmvd:	No		
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Legal: Amenities: Site Influences:	•	s,Sanitary Sewer,Water 7707, SECTION 32, RANGE 1E,	NEW WESTMINSTER LAND D	DISTRICT		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/		DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/		DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions		Туре	Dimen	isions
Igmt. Company: complex / Subdiv: eervices Connected: egal: menities: ite Influences: eatures: Bylaw Restric: isting Broker(s):	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV Engel & Volkers Vance Type Foyer	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2	Nindow Coverings,Microwave	Type Walk-In Closet	13'4 x	5'6
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Seatures: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV Engel & Volkers Vance Type Foyer Office	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom	13'4 x 12'1 x	5'6 13'5
Igmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: eatures: sylaw Restric: isting Broker(s): loor lain lain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV Engel & Volkers Vance Type Foyer Office Living Room	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Bedroom	13'4 x 12'1 x 13'11 x	5'6 13'5 x 12'4
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Iain Iain Iain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV Engel & Volkers Vance Type Foyer Office Living Room Dining Room	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Bedroom Family Room	13'4 x 12'1 x 13'11 x 14' x 1	5'6 13'5 x 12'4 1'5
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x	5'6 13'5 x 12'4 1'5 12'3
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Bedroom Family Room	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1	5'6 13'5 x 12'4 1'5 12'3 1'5
Igmt. Company: complex / Subdiv: complex / Subdiv: equives Connected: egal: umenities: cite Influences: ceatures: cylaw Restric: isting Broker(s): loor lain lain lain lain lain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x	5'6 13'5 x 12'4 1'5 12'3 1'5
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthV Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18'	Window Coverings,Microwave	Type Walk-In Closet Bedroom Bedroom Family Room Family Room Storage	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1	5'6 13'5 x 12'4 1'5 12'3 1'5 '6
Agmt. Company: complex / Subdiv: services Connected: egal: menities: Site Influences: seatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms:	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces	5'6 13'5 < 12'4 1'5 12'3 1'5 '6 Ensuite?
Agmt. Company: complex / Subdiv: services Connected: egal: menities: site Influences: reatures: Bylaw Restric: isting Broker(s): loor lain lain lain lain lain lain lain lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms: # Of Kitchens:	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor Main	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces 2	5'6 13'5 < 12'4 1'5 12'3 1'5 '6 Ensuite? No
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms: # Of Kitchens: # Of Levels:	Window Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor Main Above	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces 2 5	5'6 13'5 (12'4 1'5 12'3 1'5 '6 Ensuite? No Yes
Agmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): loor lain lain lain lain lain lain lain lain	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom 1,215 sqft 1,260 sqft 0 sqft 1,200 sqft	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor Main Above Above	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces 2 5 5	5'6 13'5 x 12'4 1'5 12'3 1'5 '6 Ensuite? No Yes No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom 1,215 sqft 1,260 sqft 1,200 sqft 3,675 sqft	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor Main Above	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces 2 5	5'6 13'5 (12'4 1'5 12'3 1'5 '6 Ensuite? No Yes
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 28, PLAN BCP47 Cul-de-Sac Air Conditioning,ClthW Engel & Volkers Vance Type Foyer Office Living Room Dining Room Kitchen Laundry Primary Bedroom 1,215 sqft 1,260 sqft 0 sqft 1,200 sqft	7707, SECTION 32, RANGE 1E, Vsh/Dryr/Frdg/Stve/DW,Drapes/ ouver (Branch) Dimensions 5' x 11'2 9'7 x 11'11 19'7 x 18'2 11' x 14'4 12'11 x 16'4 8'3 x 5'6 14'7 x 18' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Nindow Coverings,Microwave	Type Walk-In Closet Bedroom Family Room Bedroom Family Room Storage Bathroom Floor Main Above Above	13'4 x 12'1 x 13'11 x 14' x 1 13'4 x 14' x 1 9'8 x 6 # of Pieces 2 5 5	5'6 13'5 x 12'4 1'5 12'3 1'5 '6 Ensuite? No Yes No

Beautiful Cul-de-sac home in Summerfield! This 4 bdrm, 4 bath home offers 3,675 sqft of living space. Open floorplan on the main creates a great space for family or entertaining. Timeless antique white kitchen w/quartz countertops & gas range. Easy access from kitchen to deck and BBQ area! Bright South facing yard brings lots of natural light into the home. Lots of crown molding & wainscoting detail throughout. Upstairs has 3 bdrms including Primary bdrm which has ensuite with soaker tub and W/l closet. See Floorplan for bsmt options for a 5th bdrm or suite potential w/ separate entrance. Walking distance to Dufferin park, Douglas Elementary School & Trails. Lovely family neighbourhood tucked away from the hustle and bustle! Minutes to US border, HWY 99, Golf Courses & White Rock Beach.

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