## 1495 161B STREET SURREY

King George Corridor, V4A 9R3

Depth/Size (ft):	:		Bedrooms:	5		Approx. Year Bu	<b>ilt:</b> 199	95
Frontage (ft):		63.00	Bathrooms:	4		Age:	29	
Lot Area: (Acre	es) (	6,623.00	Full Baths:	3		Zoning:	SF	
-lood Plain:	-	No	Half Baths:	1		Gross Taxes:	\$5,	929.98
Rear Yard Exp:	:					For Tax Year:	202	23
view:	I	No				P.I.D.:	018	8-980-490
Style of Home:		2 Storey w/Bsmt.		D	arking:	Total: 4 - Covere	d. 0	
Construction:		Frame - Wood			overed Parking:	2	u. z	
Exterior:		Vixed,Stone,Vinyl			arking Access:	Front		
Foundation:		viixed, otorie, viityr			arking:		ail Garage: Doub	le,RV Parking Ava
Rain Screen:					ocker:	/ dd. r anning / we	in.,Garage, Doac	se, itv i anting / va
Renovations:					nits in Dev:			
of Fireplaces	:	2 - Fuel: Natural Gas		_	istance to:			
Vater Supply:		City/Municipal			tle to Land:	Freehold NonStr	ata	
uel/Heating:		Forced Air,Natural Gas			roperty Disc:	Yes		
Dutdoor Area:		Fenced Yard,Patio(s),Sur	ndeck(s)		AD Rental:			
Type of Roof:		Asphalt			xtures Leased:	No		
Floor Finish:		Vixed		Fi	xtures Rmvd:	No		
		No						
View <sup>.</sup>								
		-						
View: Mgmt. Compar Complex / Sub	ıy:							
Mgmt. Compar Complex / Sub	ıy: div:		tural Gas.Sanitary Se	ewer				
Mgmt. Compar Complex / Sub Services Conn	ny: div: lected:	Community,Electricity,Na	-		ICT PLAN LMP19230			
Mgmt. Compar Complex / Sub Services Conn Legal:	ny: div: ected:	Community,Electricity,Na LOT 4 SECTION 12 TOW	NSHIP 1 NEW WES		ICT PLAN LMP19230			
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities:	ny: div: nected:	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite	NSHIP 1 NEW WES		ICT PLAN LMP19230			
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences	ny: div: ected: s:	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard	INSHIP 1 NEW WES	TMINSTER DISTR			er - See Remark	s
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features:	ny: div: ected: s:	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite	INSHIP 1 NEW WES	TMINSTER DISTR			er - See Remark	s
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences	ny: div: ected: ::	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW,I	TMINSTER DISTR			er - See Remark	s
Agmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker(	ny: div: ected: s: (s):	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific	/NSHIP 1 NEW WES Laundry /Dryr/Frdg/Stve/DW,I Realty	TMINSTER DISTR Drapes/Window Co	overings,Garage Door	Opener,Microwave,Oth		
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker(	ny: div: ected: :: (s): Type	Community,Electricity,Nat LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b>	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor	TMINSTER DISTR Drapes/Window Co <b>Type</b>	overings,Garage Door Dimensions	Opener,Microwave,Oth	Туре	Dimensions
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker(	ny: div: ected: :: (s): Type Bedroom	Community,Electricity,Nat LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 12'9 x 13'2	/NSHIP 1 NEW WES > Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office	overings,Garage Door Dimensions 11'0 x 10'1	Opener,Microwave,Oth Floor Below	<b>Type</b> Office	<b>Dimensions</b> 11'9 x 12'5
Agmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Listing Br	ny: div: sected: s: (s): Type Bedroom Bedroom	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room	Dimensions 11'0 x 10'1 18'9 x 19'4	Opener,Microwave,Oth Floor Below Below	<b>Type</b> Office Bedroom	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Cloor Aby Main 2 Aby Main 2 Aby Main 2	ny: div: eected: s: (s): Type Bedroom Bedroom Bedroom	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific <b>Dimensions</b> 12'9 x 13'2 13'1 x 13'1 12' x 13'2	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room Dining Room	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5	Opener,Microwave,Oth Floor Below Below Below	<b>Type</b> Office Bedroom Storage	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2 Abv Main 2	ny: div: eected: s: (s): Type Bedroom Bedroom Bedroom Primary Bedr	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3	/NSHIP 1 NEW WES Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room Dining Room Kitchen	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10	Opener,Microwave,Oth Floor Below Below	<b>Type</b> Office Bedroom	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2 Abv Main 2	ny: div: nected: s: (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7	/NSHIP 1 NEW WES Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above Above Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room Dining Room Kitchen Family Room	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1	Opener,Microwave,Oth Floor Below Below Below	<b>Type</b> Office Bedroom Storage	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2	ny: div: mected: 	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7 10'1 x 8'6	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above Above Above Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room Dining Room Kitchen Family Room Laundry	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10	Opener,Microwave,Oth Floor Below Below Below	<b>Type</b> Office Bedroom Storage	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2	ny: div: nected: s: (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7	/NSHIP 1 NEW WES Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above Above Above Above	TMINSTER DISTR Drapes/Window Co <b>Type</b> Office Living Room Dining Room Kitchen Family Room	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10	Opener,Microwave,Oth Floor Below Below Below	<b>Type</b> Office Bedroom Storage	<b>Dimensions</b> 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2	ny: div: lected: :: (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close Eating Area Foyer (Main):	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 et 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW,I Realty Floor Above Above Above Above Above Below # Of Rooms:	TMINSTER DISTR Drapes/Window Co Type Office Living Room Dining Room Kitchen Family Room Laundry Recreation Roo	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3	Opener,Microwave,Oth Floor Below Below Below Below Below	Type Office Bedroom Storage Utility	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite?
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Aby Main 2 Aby Floor	ny: div: eected: :: (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close Eating Area Foyer (Main): (Above):	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens	TMINSTER DISTR Drapes/Window Co Type Office Living Room Dining Room Kitchen Family Room Laundry Recreation Roo 18 5: 1	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3	Opener,Microwave,Oth Floor Below Below Below Below Below	Type Office Bedroom Storage Utility # of Pieces 2	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite? No
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Finished Floor Finished Floor Finished Floor	ny: div: eected: s: (s): Type Bedroom Bedroom Primary Bedr Walk-In Close Eating Area Foyer (Main): (Above): (Below):	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7 1,928 sqft 1,426 sqft 1,296 sqft	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels:	TMINSTER DISTR Drapes/Window Co Type Office Living Room Living Room Kitchen Family Room Laundry Recreation Roo 18 S: 1 3	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3 3	Opener,Microwave,Oth Floor Below Below Below Below Below Below Below Below Below	Type Office Bedroom Storage Utility	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite? No No
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Floor Finished Floor Finished Floor Finished Floor	ny: div: eected:  (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close Eating Area Foyer (Main): (Above): (Below): (Bsmt):	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7 1,928 sqft 1,426 sqft 1,296 sqft 0 sqft	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels: Suite:	TMINSTER DISTR Drapes/Window Co Type Office Living Room Kitchen Family Room Laundry Recreation Roo 18 s: 1 3 N	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3	Opener,Microwave,Oth Floor Below Below Below Below Below	Type Office Bedroom Storage Utility # of Pieces 2	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite? No
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric: Listing Broker( Floor Abv Main 2 Abv Main 2 Finished Floor Finished Floor Finished Floor Finished Floor	ny: div: mected: (s): Type Bedroom Bedroom Bedroom Primary Bedr Walk-In Close Eating Area Foyer (Main): (Above): (Below): (Below): (Bsmt): (Total):	Community,Electricity,Nai LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 et 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7 1,928 sqft 1,426 sqft 1,296 sqft 4,650 sqft	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt H	TMINSTER DISTR Drapes/Window Co Type Office Living Room Kitchen Family Room Laundry Recreation Roo 18 s: 1 3 N Height:	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3 3 one	Opener,Microwave,Oth Floor Below Below Below Below Below Below Below Below Below	Type Office Bedroom Storage Utility	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite? No No
Mgmt. Compar Complex / Sub Services Conn Legal: Amenities: Site Influences Features: Bylaw Restric:	ny: div: eected: 	Community,Electricity,Na LOT 4 SECTION 12 TOW Air Cond./Central,In Suite Cul-de-Sac,Private Yard Air Conditioning,ClthWsh RE/MAX Colonial Pacific Dimensions 12'9 x 13'2 13'1 x 13'1 12' x 13'2 oom 13'8 x 19'3 at 11'3 x 5'7 10'1 x 8'6 10'8 x 5'7 1,928 sqft 1,426 sqft 1,296 sqft 0 sqft	/NSHIP 1 NEW WES a Laundry /Dryr/Frdg/Stve/DW, Realty Floor Above Above Above Above Above Below # Of Rooms: # Of Kitchens # Of Levels: Suite:	TMINSTER DISTR Drapes/Window Co Type Office Living Room Kitchen Family Room Laundry Recreation Roo 18 s: 1 3 N Height:	Dimensions 11'0 x 10'1 18'9 x 19'4 13'6 x 15'5 13'6 x 14'10 13'2 x 13'1 8'10 x 4'10 m 23'2 x 21'3 3	Opener,Microwave,Oth Floor Below Below Below Below Below Below Below Below Below	Type Office Bedroom Storage Utility	Dimensions 11'9 x 12'5 13'2 x 14'8 9'10 x 7'7 9'7 x 3'8 Ensuite? No No

Welcome! This 5 bdrm, beautifully finished Craftsman-style home brings traditional charm back to your life. Built with pride, this home offers ample room for all levels of family living. Featuring a Gourmet Kitchen, the heart of every home is always the kitchen, and you will enjoy this oversized granite island as the focal point. The kitchen also includes a gas range, custom cabinetry, and plenty of space for culinary adventures. The lower level features an open concept family/media room,1 bdrm,1 bath and ready for your ideas. Ample parking, Tesla super charger or room for RV.

COTOLO. Produced and printed by Cotala Cross-Media Inc. The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.