16922 78A AVENUE SURREY

Fleetwood Tynehead, V4N 6L4

Depth/Size (ft):	Irregular	Bedrooms:	4	Approx. Year Bui	lt: 201	1
Frontage (ft):	36.00	Bathrooms:	5	Age:	13	
Lot Area: (sq.ft.)	4,676.00	Full Baths:	3	Zoning:	RF1	2
Flood Plain:		Half Baths:	2	Gross Taxes:	\$6,9	70.87
Rear Yard Exp:	West			For Tax Year:	2024	1
View:				P.I.D.:	028-	167-741
				I		
Style of Home:	2 Storey w/Bsmt.,3 Sto	orey	Parking:	Total: 4 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Fibre Cement Board,V	/inyl	Parking Access:	Front		
Foundation:			Parking:	Garage; Double		
Rain Screen:			Locker:			
Renovations:	0 E 1 N		Units in Dev:			
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:	.		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrat	ta	
Fuel/Heating:	Forced Air,Natural Gas	S	Property Disc:	No		
Outdoor Area:	Patio(s) & Deck(s)		PAD Rental:	Ne		
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Wall/Wall/Mixed		Fixtures Rmvd:	No		
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LT29 SEC19 TWP8 N None	s,Sanitary Sewer,Water WD PLAN BCP43779				
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shove/DW,Drapes/Window Covering:		ive		
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft	Garage Door Opener,Microwa		Dimon	sions
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shive/DW,Drapes/Window Covering: encroft Dimensions	,Garage Door Opener,Microwa	Туре	Dimen 12'4 x	
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shi ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2	,Garage Door Opener,Microwa Floor Above	Type Bedroom	12'4 x	11'6
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shive/DW,Drapes/Window Covering: encroft Dimensions	Garage Door Opener,Microwa	Type Bedroom Bedroom	12'4 x 12'4 x	11'6 10'5
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8	,Garage Door Opener,Microwa Floor Above Bsmt	Type Bedroom Bedroom Living Room	12'4 x 12'4 x 13'1 x	11'6 10'5 10'4
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room Family Room	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen	12'4 x 12'4 x 13'1 x 9'5 x 5	11'6 10'5 10'4 '10
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room Family Room Laundry	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8 7'6 x 5'6	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7	11'6 10'5 10'4 '10 '11
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room Family Room	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room	12'4 x 12'4 x 13'1 x 9'5 x 5	11'6 10'5 10'4 '10 '11 11'2
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Living Room Kitchen Dining Room Family Room Laundry Pantry	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8 7'6 x 5'6 5'6 x 3'4	Floor Above Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x	11'6 10'5 10'4 '10 '11 11'2
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Living Room Kitchen Dining Room Family Room Laundry Pantry	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8 7'6 x 5'6 5'6 x 3'4	Floor Above Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x	11'6 10'5 10'4 '10 '11 11'2
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Sain Floor Floor Main Main Main Main Main Main Floor Main	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room Family Room Laundry Pantry Primary Bedroom	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shi ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8 7'6 x 5'6 5'6 x 3'4 15'1 x 13'	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom Storage	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x 9'8 x 6	11'6 10'5 10'4 '10 '11 11'2 '11
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above):	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Type Living Room Kitchen Dining Room Family Room Laundry Pantry Primary Bedroom	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shr ve/DW,Drapes/Window Covering: encroft Dimensions 18'2 x 12'2 15'3 x 9'8 16'2 x 12'8 15'8 x 12'8 7'6 x 5'6 5'6 x 3'4 15'1 x 13' # Of Rooms:	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom Storage Bathroom Floor	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x 9'8 x 6 # of Pieces	11'6 10'5 10'4 '10 '11 11'2 '11 Ensuite?
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Below):	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Living Room Kitchen Dining Room Family Room Laundry Pantry Primary Bedroom	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shive/DW,Drapes/Window Covering: encroft Dimensions 18'2 × 12'2 15'3 × 9'8 16'2 × 12'8 15'8 × 12'8 7'6 × 5'6 5'6 × 3'4 15'1 × 13' # Of Rooms: # Of Kitchens:	,Garage Door Opener,Microwa Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 14 2	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom Storage Bathroom Floor Main	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x 9'8 x 6 # of Pieces 2	11'6 10'5 10'4 '10 '11 11'2 '11 Ensuite? No
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Above Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt):	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Living Room Kitchen Dining Room Family Room Laundry Pantry Primary Bedroom 1,241 sqft 1,047 sqft 0 sqft	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shive/DW,Drapes/Window Covering: encroft Dimensions 18'2 × 12'2 15'3 × 9'8 16'2 × 12'8 16'2 × 12'8 15'8 × 12'8 7'6 × 5'6 5'6 × 3'4 15'1 × 13' # Of Rooms: # Of Kitchens: # Of Levels:	Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 3 3	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom Storage Bathroom Floor Main Above	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x 9'8 x 6 # of Pieces 2 5	11'6 10'5 10'4 '10 '11 11'2 '11 Ensuite? No Yes
Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	LT29 SEC19 TWP8 N None Cul-de-Sac,Golf Cours ClthWsh/Dryr/Frdg/St Royal LePage - Wolste Living Room Kitchen Dining Room Family Room Laundry Pantry Primary Bedroom 1,241 sqft 1,047 sqft 0 sqft 874 sqft	WD PLAN BCP43779 se Nearby,Recreation Nearby,Shive/DW,Drapes/Window Covering: encroft Dimensions 18'2 × 12'2 15'3 × 9'8 16'2 × 12'8 15'8 × 12'8 7'6 × 5'6 5'6 × 3'4 15'1 × 13' # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt 3 3	Type Bedroom Bedroom Living Room Kitchen Dining Room Bedroom Storage Bathroom Floor Main Above Above	12'4 x 12'4 x 13'1 x 9'5 x 5 9'8 x 7 11'2 x 9'8 x 6 # of Pieces 2 5 4	11'6 10'5 10'4 '10 '11 11'2 '11 Ensuite? No Yes No

Solid rich hardwood floors through the main floor. Spacious open plan with 10ft ceilings providing loads of natural light. A large kitchen with lots of maple cabinets and granite counters with counter lighting. A great island with an overhang for seating, s/s appliances and pantry unit. The huge living room has a gas fireplace, built-in shelving and french doors to a sundeck. A 2nd gas fireplace in the family room. Laundry room on the main floor with a bonus storage room or walk-in pantry. Primary bedroom has vaulted ceilings, a "Juliet" balcony, his and her walk-in closets plus a spacious en-suite. Two other bedrooms up with one having a sundeck. A legal suite. Lovely multi-tiered backyard with brick patios and backing onto green space. Located high in a quiet cul-de-sac with great views.

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