## 6985 149A STREET SURREY

East Newton, V3S 1K2

<b>Residential Detached</b>
\$1,999,000 (LP)

Depth/Size (f								
	t): 8	30	Bedrooms:	6	1	Approx. Year Bu	uilt: 20	16
Frontage (ft):	,	48.00	Bathrooms:	6		Age:	8	
Lot Area: (sq		4,300.00	Full Baths:	6		Zoning:	SF	D
Flood Plain:	•	No	Half Baths:	0		Gross Taxes:		,837.43
Rear Yard Ex				0		For Tax Year:	¢0 20	-
View:		No				P.I.D.:		9-374-090
VICW.	,	NO				1.1.0.1	02	3-37 +-030
Style of Hom	e: F	Reverse 2 Storey w/Bsmt		Р	arking:	Total: 4 - Covere	d: 2	
Construction:		Frame - Wood		С	overed Parking:	2		
Exterior:		Concrete		P	arking Access:	Front		
Foundation:				Р	arking:	Garage; Double		
Rain Screen:				L	ocker:			
Renovations:	:			U	Inits in Dev:			
# of Fireplaces:		2 - Fuel: Natural Gas			istance to:			
Water Supply:		City/Municipal			itle to Land:	Freehold NonStrata		
Fuel/Heating:		Forced Air			roperty Disc:	Yes		
Outdoor Area:		Balcny(s) Patio(s) Dck(s)			AD Rental:			
Type of Roof:		Asphalt			ixtures Leased:	No		
Floor Finish:		Mixed		F	ixtures Rmvd:	No		
View:	1	No						
Mgmt. Comp	any:							
Complex / Su	ıbdiv:							
Services Cor	nnected:	Electricity,Natural Gas,Sa	nitary Sewer,Storm S	Sewer,Water				
Legal:		PL EPP42586 LT 14 LD 36 SEC 15 TWP 2						
Legal:	F	PL EPP42586 LT 14 LD 3	6 SEC 15 TWP 2					
Legal: Amenities:		PL EPP42586 LT 14 LD 3 In Suite Laundry	6 SEC 15 TWP 2					
-	I		6 SEC 15 TWP 2					
Amenities:	es: (	In Suite Laundry		ed In,Smoke Alarr	n			
Amenities: Site Influence	l es: (	In Suite Laundry Central Location		ed In,Smoke Alarr	n			
Amenities: Site Influence Features:	es: ( (	In Suite Laundry Central Location	DW,Security - Roughe					
Amenities: Site Influence Features: Bylaw Restrie	es: () () c: er(s): + Type	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/[	DW,Security - Roughe			Floor	Туре	Dimensions
Amenities: Site Influence Features: Bylaw Restri Listing Broke	es: () () c: er(s):	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu	DW,Security - Roughe s Realty, Homelife Be	enchmark Titus Re	ealty	Bsmt	Other	Dimensions 9' x 5'
Amenities: Site Influence Features: Bylaw Restric Listing Broke	es: () () c: er(s): + Type	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions	DW,Security - Rought s Realty, Homelife Be Floor	enchmark Titus Ro <b>Type</b> Laundry Primary	ealty Dimensions	Bsmt		
Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main	es: () c: er(s): H Type Living Room Foyer Dining Room	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above	enchmark Titus Ro <b>Type</b> Laundry Primary Bedroom	ealty <b>Dimensions</b> 7' x 6' 18' x 10'	Bsmt Bsmt Bsmt	Other	9' x 5' 10' x 8' 9' x 12'
Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	es: () c: er(s): F Type Living Room Foyer Dining Room Family Room	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet	ealty <b>Dimensions</b> 7' × 6' 18' × 10' 6' × 8'	Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen Bedroom	9' x 5' 10' x 8' 9' x 12' 13'3 x 9'
Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main	es: () c: er(s): H Type Living Room Foyer Dining Room	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom	ealty <b>Dimensions</b> 7' x 6' 18' x 10'	Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen	9' x 5' 10' x 8' 9' x 12'
Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main	es: () c: er(s): F Type Living Room Foyer Dining Room Family Room	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary	ealty <b>Dimensions</b> 7' × 6' 18' × 10' 6' × 8'	Bsmt Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen Bedroom	9' x 5' 10' x 8' 9' x 12' 13'3 x 9'
Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Main Main Main Main Main	es: () c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12'	Bsmt Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen Bedroom Bedroom	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8'
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main	es: () () () () () () () () () () () () () (	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6'	DW,Security - Roughe s Realty, Homelife Be Floor Main Above Above Above Above Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10'	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen Bedroom Bedroom Laundry	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5'
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main	es: () () () () () () () () () () () () () (	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12'	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Other Family Room Kitchen Bedroom Bedroom Laundry	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5'
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main	es: () () () () () () () () () () () () () (	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6'	DW,Security - Roughe s Realty, Homelife Be Floor Main Above Above Above Above Above Above	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom	ealty <b>Dimensions</b> 7' × 6' 18' × 10' 6' × 8' 12' × 12' 12' × 12' 10' × 10' 15' × 16'	Bsmt Bsmt Bsmt Bsmt Bsmt Main Bathroom Floor	Other Family Room Kitchen Bedroom Bedroom Laundry Patio	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5'
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Pantry	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Kitchens	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16'	Bsmt Bsmt Bsmt Bsmt Bsmt Main	Other Family Room Kitchen Bedroom Bedroom Laundry Patio	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14'
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Kitchen Pantry por (Main): 1 or (Above): 1	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3'	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms:	enchmark Titus Re <b>Type</b> Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16'	Bsmt Bsmt Bsmt Bsmt Bsmt Main Bathroom Floor	Other Family Room Kitchen Bedroom Laundry Patio • # of Pieces	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' Ensuite?
Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Kitchen Pantry por (Main): 1 or (Above): 1 or (Below): (C)	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3' 1,293 sqft 1,187 sqft	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Kitchens	enchmark Titus Re Type Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room 2 3 3	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16'	Bsmt Bsmt Bsmt Bsmt Bsmt Main Bathroom Floor Main	Other Family Room Kitchen Bedroom Bedroom Laundry Patio	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' <b>Ensuite?</b> No
Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: (C) er(s): (C) Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Kitchen Pantry (Main): 1 pr (Above): 1 or (Below): (C) pr (Bsmt): 1	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3' 1,293 sqft 1,187 sqft D sqft	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels:	enchmark Titus Re Type Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room 2 3 3 4 2	ealty <b>Dimensions</b> 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16'	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Main Above	Other Family Room Kitchen Bedroom Laundry Patio • # of Pieces 3 4	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' <b>Ensuite?</b> No Yes
Amenities: Site Influence Features: Bylaw Restri- Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Kitchen Pantry Fantry for (Main): 1 or (Above): 1 or (Below): 0 or (Total): 3	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3' 1,293 sqft 1,187 sqft 1,289 sqft	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt F	enchmark Titus Re Type Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room 2 3 4 4 teight: F	ealty Dimensions 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16' full,Fully	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Main Above Above	Other Family Room Kitchen Bedroom Laundry Patio • # of Pieces 3 4 3	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' <b>Ensuite?</b> No Yes Yes
Amenities: Site Influence Features: Bylaw Restri Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Pantry por (Main): 1 or (Above): 1 or (Below): 0 or (Bsmt): 1 or (Total): 3 loor: 0	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3' 1,293 sqft 1,289 sqft 3,769 sqft	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt F Basement:	enchmark Titus Re Type Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room 2 3 4 teight: F	ealty Dimensions 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16' egal Suite full,Fully inished,Separate intry	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Main Above Above Above	Other Family Room Kitchen Bedroom Laundry Patio • # of Pieces 3 4 3 3 3	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' <b>Ensuite?</b> No Yes Yes Yes
Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Main Main	es: (C) c: er(s): F Type Living Room Foyer Dining Room Family Room Kitchen Kitchen Pantry por (Main): 1 or (Above): 1 or (Below): 0 or (Bsmt): 1 or (Total): 3 loor: 0	In Suite Laundry Central Location ClthWsh/Dryr/Frdg/Stve/I Homelife Benchmark Titu Dimensions 10' x 11' 5' x 8' 10' x 10' 16' x 15' 13' x 16' 7' x 6' 6' x 3' 1,293 sqft 1,289 sqft 3,769 sqft 0 sqft	DW,Security - Roughe s Realty, Homelife Ba Floor Main Above Above Above Above Bsmt # Of Rooms: # Of Kitchens # Of Levels: Suite: Crawl/Bsmt F	enchmark Titus Re Type Laundry Primary Bedroom Walk-In Closet Bedroom Primary Bedroom Bedroom Media Room 2 3 4 teight: F	ealty Dimensions 7' x 6' 18' x 10' 6' x 8' 12' x 12' 12' x 12' 10' x 10' 15' x 16' egal Suite full,Fully inished,Separate	Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Main Above Above Above Bsmt	Other Family Room Kitchen Bedroom Laundry Patio • # of Pieces 3 4 3 3 3 3 3	9' x 5' 10' x 8' 9' x 12' 13'3 x 9' 12' x 8' 5' x 5' 14' x 14' <b>Ensuite?</b> No Yes Yes Yes No

Ideal location for raising a family! Having an elementary school and park within walking distance can provide convenience and opportunities for outdoor activities and socialization. A three-level home with ample space, including a legal suite and media room, offers versatility and room for extended family or additional income. Features like a spice kitchen and outdoor living room enhance the comfort and enjoyment of the home. Plus, artificial grass can reduce maintenance while still providing a lush outdoor space. Overall, fantastic option for families looking for both convenience and comfort.