254 172 STREET SURREY

Pacific Douglas, V3Z 9R1

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Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2010)
rontage (ft):		Bathrooms:	4	Age:	14	
.ot Area: (sq.ft.)	3,267.00	Full Baths:	3	Zoning:	R5-0	СОМ
lood Plain:		Half Baths:	1	Gross Taxes:	\$5,1	75.80
Rear Yard Exp:	East			For Tax Year:		
/iew:	No			P.I.D.:	027-	358-526
ityle of Home:	2 Storey w/Bsmt.,Corr	ner Unit	Parking:	Total: 3 - Covered: 2	2	
Construction:	Frame - Wood		Covered Parking:	2		
xterior:	Fibre Cement Board, Mixed, Wood		Parking Access:	Lane		
oundation:			Parking:	DetachedGrge/Carp Avail.	oort,Garage; Do	ouble,RV Parking
ain Screen:			Locker:			
enovations:			Units in Dev:			
of Fireplaces:	1 - Fuel: Natural Gas		Distance to:			
ater Supply:	Community		Title to Land:	Freehold NonStrata		
uel/Heating:	Forced Air		Property Disc:	No		
outdoor Area:	Fenced Yard,Patio(s)		PAD Rental:			
ype of Roof:	Asphalt	_	Fixtures Leased:	No		
loor Finish:	Hardwood, Mixed, Tile,	Carpet	Fixtures Rmvd:	No		
			Tixtures tilliva.			
<i></i>	NI-					
	No					
Igmt. Company:						
lgmt. Company: complex / Subdiv:	SUMMERFIELD					
Igmt. Company: Complex / Subdiv: Services Connected:	SUMMERFIELD Community,Electricity,	Natural Gas,Sanitary Sewer,Water				
/Igmt. Company: Complex / Subdiv: Services Connected: .egal:	SUMMERFIELD Community,Electricity,	,Natural Gas,Sanitary Sewer,Water PLAN BCP33474, SECTION 32, RA		LAND DISTRICT		
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F	PLAN BCP33474, SECTION 32, RA	ANGE 1E, NEW WESTMINSTEF	A LAND DISTRICT		
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane	PLAN BCP33474, SECTION 32, RA	ANGE 1E, NEW WESTMINSTEF			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane	PLAN BCP33474, SECTION 32, RA	ANGE 1E, NEW WESTMINSTEF			
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur	ANGE 1E, NEW WESTMINSTEF			
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur	ANGE 1E, NEW WESTMINSTEF			
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur	ANGE 1E, NEW WESTMINSTEF		Dimen	sions
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby 'ity - Roughed In,Smoke Alarm,S	Sprinkler - Fire	Dimen 9'7 x 1	
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s):	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur ealty Ltd. Dimensions	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S	Sprinkler - Fire Type		0'9
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur ealty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Recreation Room	9'7 x 1 20'1 x	0'9 19'3
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): door lain lain	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N we/DW,Garage Door Opener,Secur alty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above	Sprinkler - Fire Type Bedroom	9'7 x 1	0'9 19'3
lgmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur alty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Recreation Room	9'7 x 1 20'1 x	0'9 19'3
Igmt. Company: complex / Subdiv: eervices Connected: egal: umenities: site Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Kitchen	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur alty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Recreation Room	9'7 x 1 20'1 x	0'9 19'3
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur ealty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Recreation Room	9'7 x 1 20'1 x	0'9 19'3
gmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): oor ain ain ain ain ain bove	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Kitchen	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur alty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Recreation Room	9'7 x 1 20'1 x	0'9 19'3
lgmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain ain ain lain bove bove	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur ealty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby rity - Roughed In,Smoke Alarm,S Floor Above Below	Sprinkler - Fire Type Bedroom Bedroom Bedroom	9'7 x 1 20'1 x	0'9 19'3
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Family Room Foyer Dining Room Living Room Living Room Kitchen Primary Bedroom Bedroom	PLAN BCP33474, SECTION 32, RA e Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur ealty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8 9'0 x 11'1	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby 'ity - Roughed In,Smoke Alarm,S Floor Above Below Below	Sprinkler - Fire Type Bedroom Recreation Room Bedroom	9'7 x 1(20'1 x 11'1 x (0'9 19'3 9'2
Igmt. Company: complex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: cylaw Restric: isting Broker(s): loor lain lain lain lain bove bove bove	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Living Room Kitchen Primary Bedroom Bedroom	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8 9'0 x 11'1 # Of Rooms:	ANGE 1E, NEW WESTMINSTER learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S Floor Above Below Below Below	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom	9'7 x 10 20'1 x 11'1 x 5 # of Pieces	0'9 19'3 9'2 Ensuite?
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain bove bove bove inished Floor (Main): inished Floor (Below):	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Type Family Room Foyer Dining Room Living Room Living Room Kitchen Primary Bedroom Bedroom 822 sqft 822 sqft	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8 9'0 x 11'1 # Of Rooms: # Of Kitchens:	ANGE 1E, NEW WESTMINSTER learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S Floor Above Below Below 10 1	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom Main Above	9'7 x 10 20'1 x 11'1 x 9 # of Pieces 2	0'9 19'3 9'2 Ensuite? No
Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain ain bove bove bove bove bove inished Floor (Main): inished Floor (Below): inished Floor (Bsmt):	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom Bedroom 822 sqft 822 sqft 822 sqft 763 sqft	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 × 9'8 5'0 × 5'8 10'9 × 12'0 11'9 × 20'2 8'9 × 13'3 12'8 × 13'8 9'0 × 11'1 # Of Rooms: # Of Kitchens: # Of Levels:	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby 'ity - Roughed In,Smoke Alarm,S Floor Above Below Below Below 10 1 3	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom Main Above Above	9'7 x 10 20'1 x 11'1 x 9 # of Pieces 2 4	0'9 19'3 9'2 Ensuite? No No
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	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom Bedroom 822 sqft 822 sqft 822 sqft 0 sqft	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8 9'0 x 11'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S Floor Above Below Below Below 10 1 3 None Fully Finished,Separate	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom Main Above Above	9'7 x 1 20'1 x 11'1 x t # of Pieces 2 4 4	0'9 19'3 9'2 Ensuite? No 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	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom Bedroom 822 sqft 822 sqft 822 sqft 0 sqft 2,407 sqft	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 × 9'8 5'0 × 5'8 10'9 × 12'0 11'9 × 20'2 8'9 × 13'3 12'8 × 13'8 9'0 × 11'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height: Basement:	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S Floor Above Below Below Below 10 1 3 None Fully Finished,Separate Entry	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom Main Above Above	9'7 x 1 20'1 x 11'1 x t # of Pieces 2 4 4	0'9 19'3 9'2 Ensuite? No No Yes
Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	SUMMERFIELD Community,Electricity, LOT 12, BLOCK 1N, F Central Location,Lane ClthWsh/Dryr/Frdg/St Hugh & McKinnon Re Family Room Foyer Dining Room Living Room Kitchen Primary Bedroom Bedroom 822 sqft 822 sqft 822 sqft 763 sqft 0 sqft 2,407 sqft 0 sqft	PLAN BCP33474, SECTION 32, RA Access,Private Yard,Recreation N ve/DW,Garage Door Opener,Secur Palty Ltd. Dimensions 9'7 x 9'8 5'0 x 5'8 10'9 x 12'0 11'9 x 20'2 8'9 x 13'3 12'8 x 13'8 9'0 x 11'1 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	ANGE 1E, NEW WESTMINSTEF learby,Shopping Nearby ity - Roughed In,Smoke Alarm,S Floor Above Below Below Below 10 1 3 None Fully Finished,Separate	Sprinkler - Fire Type Bedroom Recreation Room Bedroom Bedroom Main Above Above	9'7 x 1 20'1 x 11'1 x t # of Pieces 2 4 4	0'9 19'3 9'2 Ensuite? No No Yes

Welcome to Summerfield! A well desired family friendly neighborhood. This beautiful Cressy built home offers a blend of quality construction & thoughtful design. On A CORNER LOT, has a wrap around veranda at the front & south side, fully fenced rear yard with privacy hedging & large patio that is perfect for entertaining. Double detached garage with extra long parking pad & rear lane access. Basement is fully finished with large rec room, bedroom & full bathroom & separate access. Could easily be converted into a mortgage helper. Primary school and parks are all all withing walking distance, secondary schools are a short driving distance way. Close to all the routes including King George Blvd, Pacific Hwy, Hwy 99 & US/Canada border crossing. Open House,Oct 19 & 20th 2-4pm.



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.