16742 20A AVENUE SURREY

Grandview Surrey, V3Z 1J4

Residential	Detached
\$1,760	0,000 (LP)

Denth (0! //				arandview Surre				
Depth/Size (ft	t):	126	Bedrooms:		6	Approx. Year Bu	ilt: 202	24
Frontage (ft):	-	30.00	Bathrooms:		4	Age:	0	
Lot Area: (sq.		3,624.00	Full Baths:	:	3	Zoning:	RF	10
Flood Plain:	-	No	Half Baths:		1	Gross Taxes:	\$4,	125.89
Rear Yard Ex	p:	South				For Tax Year:	202	
View:	•	Yes				P.I.D.:		-084-729
						1		
Style of Home		2 Storey w/Bsmt.			Parking:	Total: 5 - Covered	1: 2	
Construction:		Frame - Wood			Covered Parking:	2		
Exterior:		Fibre Cement Board, Mixed, Stone			Parking Access:	Lane,Rear		
Foundation:					Parking:	Carport & Garage Multiple,Detachee		
Rain Screen:					Locker:	wullple, Detached	alige/Calput	
Renovations:					Units in Dev:			
# of Fireplaces:		1 - Fuel: Natural Gas			Distance to:			
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrate		
Fuel/Heating:		Forced Air,Natural Gas			Property Disc:	Freehold NonStrata No		
Outdoor Area		Balcony(s), Fenced Yard, I	atio(s)		PAD Rental:	110		
Type of Roof:		Asphalt			FAD Rental. Fixtures Leased:	No		
Floor Finish:		Laminate, Tile, Carpet			Fixtures Rmvd:	No		
View		Vee - Beek of Occore						
View:		Yes : Peek of Ocean						
	any:							
Mgmt. Compa	uh dive	Kondrick						
Complex / Su		Kendrick	pitory Sower Storm	Sower Water				
Complex / Su Services Con	nnected:	Electricity,Natural Gas,Sa	-					
Complex / Su Services Con Legal:	nnected:		-					
Complex / Su Services Con Legal: Amenities:	nnected:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO	WNSHIP 1 PLAN EP	P99680 NWD	Nearby			
Complex / Su Services Con Legal: Amenities: Site Influence	nnected: es:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co	WNSHIP 1 PLAN EP	P99680 NWD Yard,Recreation N		pener		
Complex / Su Services Con Legal: Amenities: Site Influence Features:	nnected: es:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co	WNSHIP 1 PLAN EP	P99680 NWD Yard,Recreation N	Vearby Coverings,Garage Door Op	bener		
Complex / Su Services Con Legal: Amenities: Site Influence	nnected: es: c:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I	P99680 NWD Yard,Recreation N		pener		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restrict	nnected: es: c:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I	P99680 NWD Yard,Recreation N		bener		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	nnected: es: c:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I	P99680 NWD Yard,Recreation N			Туре	Dimensions
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke	nnected: es: c: er(s): Type Great Room	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4	WNSHIP 1 PLAN EP urse Nearby,Private \ /Dryr/Frdg/Stve/DW,I ins Inc.	P99680 NWD Yard,Recreation N Drapes/Window (Coverings,Garage Door Op	Floor	Type Laundry	Dimensions 5'6 × 5'3
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main	nnected: es: c: er(s): Type	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ns Inc. Floor	P99680 NWD Yard,Recreation N Drapes/Window (Type	Coverings,Garage Door Op Dimensions	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main	nnected: es: c: er(s): Type Great Room	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4	WNSHIP 1 PLAN EP urse Nearby,Private \ /Dryr/Frdg/Stve/DW,I ns Inc. Floor Above	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom	Coverings,Garage Door Op Dimensions 10'1 x 9'11	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main	nnected: es: c: er(s): Type Great Room Dining Room	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom	Coverings,Garage Door Op Dimensions 10'1 x 9'11 12'1 x 10'0	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main	nnected: es: c: er(s): Type Great Room Dining Room Kitchen	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ns Inc. Floor Above Above Above	P99680 NWD Yard, Recreation N Drapes/Window (Type Bedroom Bedroom Laundry	Coverings,Garage Door Op Dimensions 10'1 x 9'11 12'1 x 10'0 5'11 x 4'11	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ns Inc. Floor Above Above Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Above	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ons Inc. Floor Above Above Above Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom	Coverings,Garage Door Op Dimensions 10'1 x 9'11 12'1 x 10'0 5'11 x 4'11 19'3 x 14'6 10'0 x 9'9	Floor		
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above	es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ns Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom Bedroom Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8	Floor Bsmt	Laundry	5'6 x 5'3
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Main Above Above Finished Floo	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5 982 sqft	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ns Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom Bedroom Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15	Floor Bsmt Bathroom Floor	# of Pieces	5'6 x 5'3 Ensuite?
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above Finished Floo Finished Floo	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5 982 sqft 921 sqft	WNSHIP 1 PLAN EP urse Nearby,Private Y /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom Bedroom Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15 2	Floor Bsmt Bathroom Floor Main	# of Pieces 2	5'6 x 5'3 Ensuite? No
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above Finished Floo Finished Floo Finished Floo	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom Bedroom	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 5'11 14'2 x 12'0 14'11 x 9'5 982 sqft 921 sqft 0 sqft	WNSHIP 1 PLAN EP urse Nearby,Private Y /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom Bedroom Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15	Floor Bsmt Bsmt Bathroom Floor Main Above	# of Pieces 2 3	5'6 x 5'3 Ensuite? No No
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above Finished Floo Finished Floo Finished Floo	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom Bedroom or (Main): or (Above): or (Below): or (Bsmt):	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5 982 sqft 921 sqft 982 sqft 982 sqft	WNSHIP 1 PLAN EP urse Nearby,Private Y /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Bedroom Bedroom Bedroom Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15 2	Floor Bsmt Bsmt Bathroom Floor Main Above Above	# of Pieces 2 3 4	5'6 × 5'3 Ensuite? No No Yes
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above Finished Floo Finished Floo Finished Floo Finished Floo Cinished Floo Unfinished Floo	nnected: es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom Bedroom or (Main): or (Above): or (Below): or (Bsmt): or (Total):	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 5'11 14'2 x 12'0 14'11 x 9'5 982 sqft 921 sqft 0 sqft	WNSHIP 1 PLAN EP urse Nearby,Private Y /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Laundry Living Room Bedroom Flex Room Flex Room	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15 2 3 Fully Finished,Separate	Floor Bsmt Bsmt Bathroom Floor Main Above	# of Pieces 2 3	5'6 x 5'3 Ensuite? No No
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Main Above Above Finished Floo Finished Floo Finished Floo Finished Floo Cinished Floo Cinished Floo	es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom or (Main): or (Above): or (Below): or (Below): or (Total): loor:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5 982 sqft 982 sqft 982 sqft 2,885 sqft	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Bedroom Bedroom Flex Room s:	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15 2 3 Fully Finished,Separate Entry	Floor Bsmt Bsmt Bathroom Floor Main Above Above	# of Pieces 2 3 4	5'6 × 5'3 Ensuite? No No Yes
Complex / Su Services Con Legal: Amenities: Site Influence Features: Bylaw Restric Listing Broke Floor Main Main Main Main Above Above Finished Floo Finished Floo Finished Floo Finished Floo	es: c: er(s): Type Great Room Dining Room Kitchen Wok Kitchen Living Room Bedroom Bedroom Bedroom or (Main): or (Above): or (Below): or (Below): or (Total): loor:	Electricity,Natural Gas,Sa LOT 10 SECTION 13 TO Central Location,Golf Co Air Conditioning,ClthWsh AXIS Real Estate Solution Dimensions 18'2 x 11'4 10'11 x 10'5 12'5 x 10'4 8'11 x 5'11 14'2 x 12'0 14'11 x 12'0 10'1 x 9'5 982 sqft 982 sqft 982 sqft 2,885 sqft 0 sqft	WNSHIP 1 PLAN EP urse Nearby,Private N /Dryr/Frdg/Stve/DW,I ins Inc. Floor Above Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	P99680 NWD Yard,Recreation N Drapes/Window (Type Bedroom Bedroom Bedroom Bedroom Flex Room s:	Coverings,Garage Door Op Dimensions 10'1 × 9'11 12'1 × 10'0 5'11 × 4'11 19'3 × 14'6 10'0 × 9'9 10'4 × 10'1 14'9 × 8'8 15 2 3 Fully Finished,Separate	Floor Bsmt Bsmt Bathroom Floor Main Above Above	# of Pieces 2 3 4	5'6 × 5'3 Ensuite? No No Yes

Incredible value for new single family home in popular Pacific Heights! Move in now to a modern residence with south facing backyard and ocean views upper level. Walking distance to brand new Tatalu Elementary, parks & aquatic centre. 4 bdrms upstairs & 2 bdrm in-law-suite/mortgage helper with an additional rec room for the principle residence on the lower level. Open great room concept with 10 ft ceilings on the main living area with extensive molding & finishing carpentry throughout. Massive kitchen layout w/oversized island & Spice Kitchen, quartz counters, ceiling height shaker cabinetry w/glass displays, silent floors & superior Bosch appliances. Gas forced air heat & Navien hot water on demand. Built by reputable Marathon Homes. AC INCLUDED! Price exclusive of GST. Open Sat/Sun 1-4

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