For Multi-Picture Tour Go To:

www.mitten-realty-services.com



22 7067 189 Street, Surrey **$1,218,800.00**

2,936 Sq. Ft., Two Storey + Basement Family Home
Meticulously Maintained & Tastefully Decorated
Craftsman Styling In Desirable Central Clayton Location

Meticulously maintained, tastefully decorated, two storey plus basement home with open great room plan is designed for entertaining and family. Main floor boasts entertainment sized great room with gas fireplace, spacious kitchen with attractive cabinets, pantry and lots of countertop space with breakfast bar, dining room, den for home office and two piece powder room. Upper level with three bedrooms and two baths including spacious primary bedroom with four piece ensuite. Finished basement with spacious family room, bedroom that doubles as exercise room, media room, three piece bath and laundry/mechanical room. Basement does not have an outside access. Double side by side garage. Covered rear porch overlooks private backyard. Tasteful decor, attractive finishing with crowns, baseboards, laminate floors & more. Whole house water filtration system and built in vacuum. This super home on quiet street close to schools, parks and amenities in desirable central Clayton location must be seen.

For Further Details Or Private Viewing Call:

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

604-290-5480

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

<u>Main Level</u>: 1,067 Square Feet

Great Room: 15’11 x 12’9









Kitchen: 17’ x 11’8









Dining Room: 13’2 x 10’10







Den: 11’7 x 11’10



Hallway





Covered Deck (off of the kitchen)



2 Piece Powder Room



<u>UPPER LEVEL</u>: 811 Square Feet

Primary Bedroom: 13’6 x 12’11





4 Piece Ensuite



Bedroom: 14’ x 10’10



Bedroom: 11’8x 10’



Main Bathroom: 4 Piece



LOWER LEVEL: 1,058 Square Feet

Family Room: 18’8 x 13’11





3 Piece Bathroom



Bedroom/Exercise Room: 15’ x 14’8



Media Room: 12’9 x 11’9



Laundry/Mechanical Room: 12'6 x 6'1



Features Of This Fine Property

- **Meticulously Kept, Tastefully Decorated, 2,936 Sq. Ft. Two Storey Plus Basement Home With Open Great Room Plan Is Designed For Entertaining And Family.**
- **Main Floor Boasts Entertainment Sized Great Room With Gas Fireplace, Spacious Kitchen With Attractive Cabinets, Pantry And Lots Of Countertop Space With Breakfast Bar, Dining Room, Den For Home Office And Two Piece Powder Room.**
- **Upper Level With Three Bedrooms And Two Baths Including Spacious Primary Bedroom With Four Piece Ensuite.**
- **Finished Basement With Spacious Family Room, Bedroom That Doubles As Exercise Room, Media Room, Three Piece Bath And Laundry/Mechanical Room. Basement Does Not Have An Outside Access .**
- **Tasteful Decor, Attractive Finishing With Crowns, Baseboards, Laminate Floors & More. Whole House Water Filtration System And Built In Vacuum.**
- **Covered Rear Porch Overlooks Private Backyard.**
- **Double Side By Side Garage.**
- **This Super Home On Quiet Street Close To Schools, Parks And Amenities In Desirable Central Clayton Location Must Be Seen.**
- **Property Taxes: $4,162.63 (2023)**
- **Strata Fees: $246.60**

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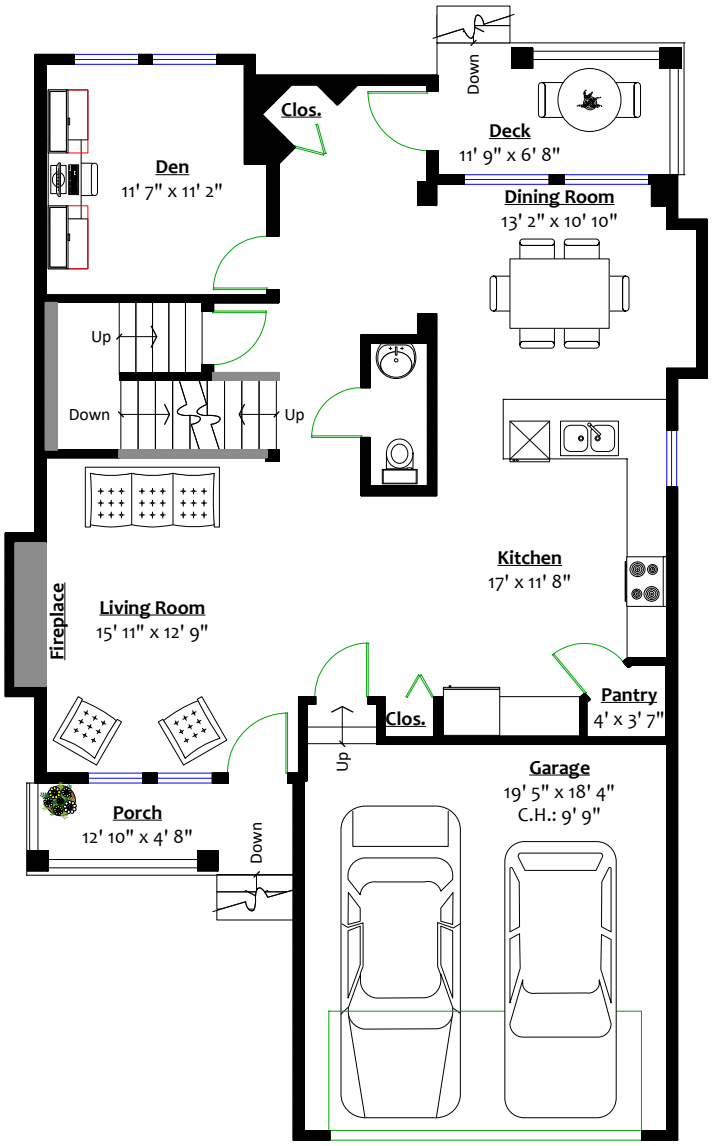
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22 - 7067 189 Street, Surrey, B.C.

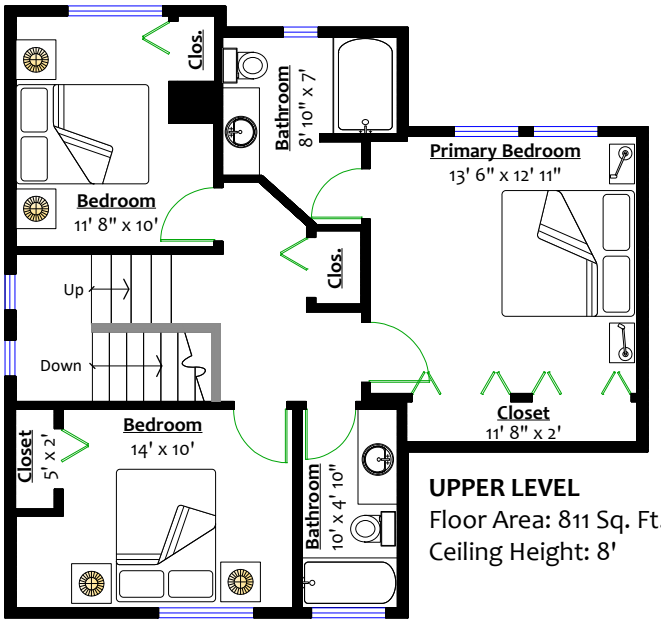
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Performance Power Play Realty
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Totals**

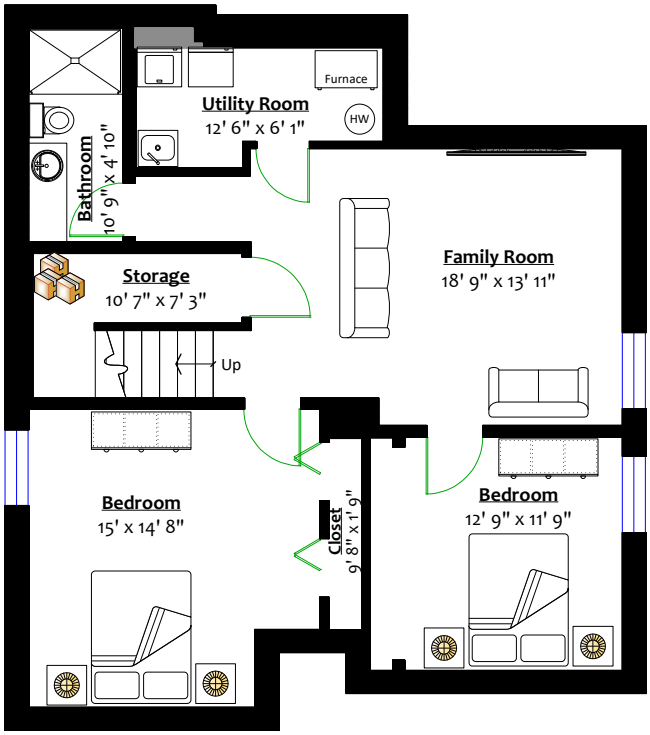
Main Level:	1,067 sq. ft.	Garage:	391 sq. ft.
Upper Level:	811 sq. ft.	Porch:	52 sq. ft.
Lower Level:	1,058 sq. ft.	Deck:	70 sq. ft.
Total:	**2,936 sq. ft.**	**Total:**	**513 sq. ft.**



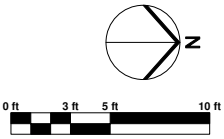
MAIN LEVEL
Floor Area: 1,067 Sq. Ft.
Ceiling Height: 9'



UPPER LEVEL
Floor Area: 811 Sq. Ft.
Ceiling Height: 8'



LOWER LEVEL
Floor Area: 1,058 Sq. Ft.
Ceiling Height: 8'



BC FLOOR PLANS

** While all reasonable attempts have been made to ensure accuracy and the square footage and room dimensions are believed to be correct to ANSI Standards, due to the possibility of human error the information cannot be guaranteed. E&O Insured for $1,000,000