For Multi-Picture Tour Go To:

www.mitten-realty-services.com



105 – 17727 58 Avenue, Surrey **$588,800.00**

THE GOOD LIFE JUST KEEPS GETTING BETTER

Partially Updated Ground Level Suite With Attractive Patio & Rear Yard

Rare ground floor with large private patio and spacious yard facing the courtyard in desirable Shannon Gate at Derby Downs. This spacious 1098 square foot, two bedroom, two bath unit with open floor plan and attractive hardwood flooring features entertainment sized living room with cozy gas fireplace and door to patio and spacious rear yard; dining room, spacious kitchen with shaker style cabinets; laundry room; two bedrooms and two baths with his and her closets and three piece ensuite. Common area amenities including clubhouse with kitchen, pool table, lounge/meeting area and spacious patio; exercise room; and workshop. Two pets allowed not to exceed 14"in height or 25 lbs. No rentals. A very spacious two bedroom, two bath, ground floor unit with lovely patio & yard that is fenced for small dogs– what more could you ask for?

For Further Details Or Private Viewing Call:

The Mitten REAL ESTATE TEAM

Doug, Bonnie & David Mitten

(604) 290-5480

All information while thought to be correct is not guaranteed and should be verified by the Buyer

Features Of This Fine Home...

Livable Floor Area: 1098 Square Feet

Entrance Hall – 8’5 x 4’3 - With hardwood flooring.



Living Room – 14’7 x 13’3- Entertaining is easy in the living room with gorgeous hardwood floors, cozy gas fireplace and door to covered patio and spacious rear yard.









Dining Room – 10’9’ x 8’



Kitchen: 12’6 x 11’







Laundry - 6’7 x 5’1



Master Bedroom: 14’10 x 12’





3 Piece Ensuite and His and Her Closets



Bedroom: 10’4 x 8’3





4 Piece Bathroom



Covered Patio



Rear Yard Fenced For Small Dogs





Common Area Facilities

- **Common Area Amenities Including Clubhouse With Kitchen, Pool Table, Lounge/Meeting Area And Spacious Patio; Gazebo; Exercise Room; And Workshop.**











Features OF This Fine Home:

- **Rare Ground Floor Unit Facing The Courtyard In Desirable Shannon Gate At Derby Downs With Large Private Patio And Spacious Yard Fenced For Small Dogs.**
- **This Spacious 1098 Square Foot, Two Bedroom, Two Bath Unit With Open Floor Plan And Attractive Hardwood Flooring Features Entertainment Sized Living Room With Cozy Gas Fireplace And Door To Patio And Spacious Rear Yard; Dining Room, Spacious Kitchen With Shaker Style Cabinets; Laundry Room; Two Bedrooms And Two Baths With His And Her Closets And Three Piece Ensuite.**
- **Two Pets Allowed Not To Exceed 14"In Height Or 25 Lbs. No Rentals.**
- **A Very Spacious Two Bedroom, Two Bath, Ground Floor Unit With Lovely Patio & Yard – What More Could You Ask For?**
- **Heat Is Paid For As Part Of The Strata Fee.**
- **Storage Locker And One Parking Stall In Secure Underground Parking.**
- **Parking Stall: #100**
- **Storage Locker: #60**
- **Strata Fees: $448.32**
- **Annual Taxes: $1,944.93 (2021)**

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten

(604) 290-5480

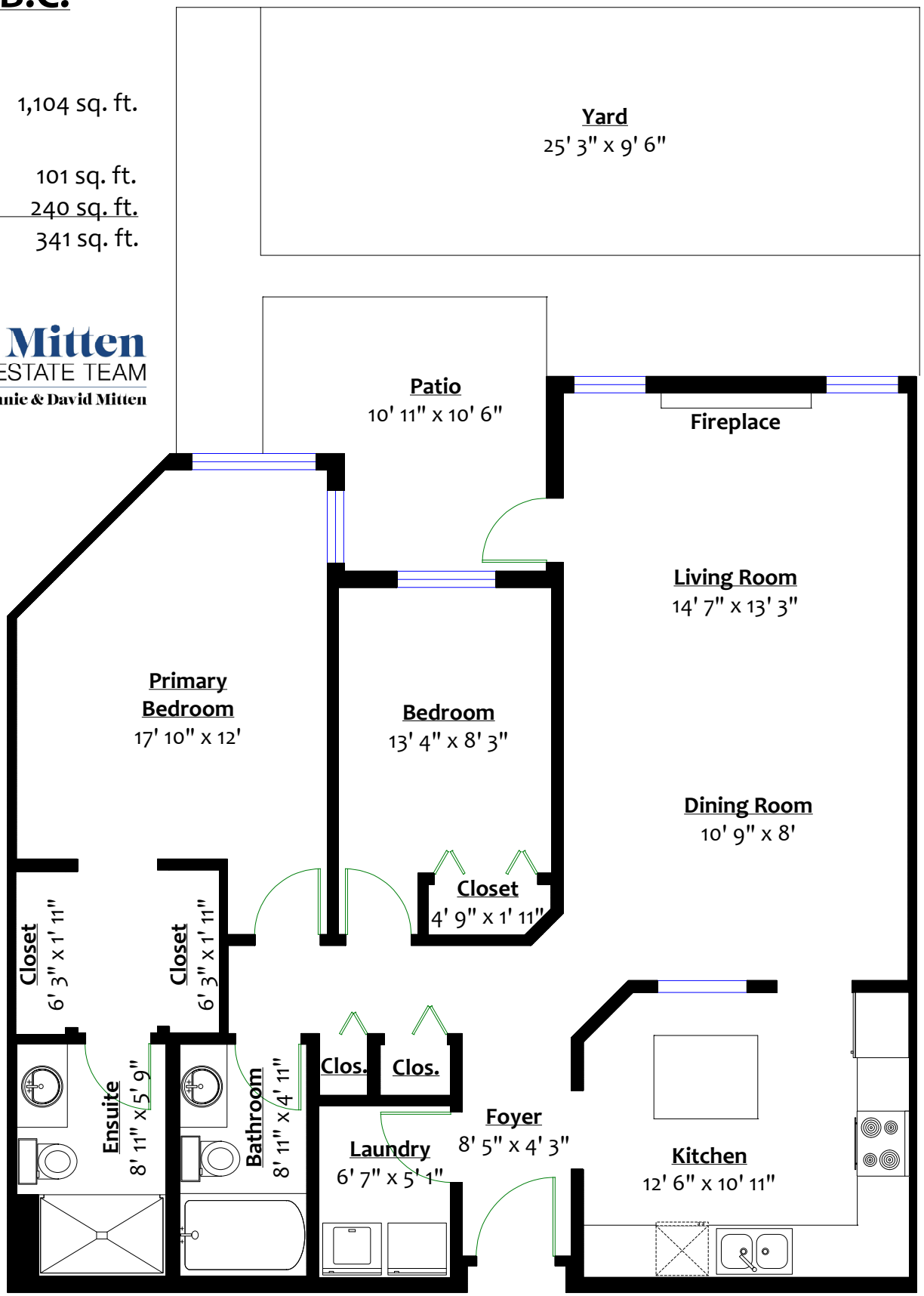
All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.

#105 – 17727 58 Avenue, Surrey, B.C.

Totals**

Main Level:	1,104 sq. ft.
Patio:	101 sq. ft.
Yard:	240 sq. ft.
Total:	341 sq. ft.

The Mitten
REAL ESTATE TEAM
Doug, Bonnie & David Mitten



MAIN LEVEL
Floor Area: 1,104 Sq. Ft.
Ceiling Height: 8'

N

0 ft 3 ft 5 ft 10 ft

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