**For Multi-Picture Tours Go To:**
**www.mitten-realty-services.com**



**3617 Nico Wynd Drive, Surrey** **$1,875,000.00**

# Gorgeous 3,715 Sq. Ft. Updated Townhome Overlooking Golf Course
# Spectacular Views & Resort Caliber Amenities
# The Good Life Gets Even Better - Enjoy the Resort Lifestyle in Style

One of the premier units in Nico Wynd Estates overlooking the 8th Tee, and boasting panoramic views of the golf course, Panorama Ridge, mountains and spectacular sunsets. With an open plan and many updates including gorgeous updated kitchen, engineered hardwood floors, tasteful paint and decor and much more this 3,715 square foot home is designed for family and entertaining. Private gated courtyard and spacious foyer invites you to the main level of this fine home with entertainment sized living room with updated linear fireplace and dining room spacious enough for your largest dinner parties. Gorgeous updated kitchen with granite counters, gas stove, newer fridge and dishwasher, breakfast bar and eating area with door to private patio. Family room which can double as a den for your home office or computer needs. Two piece powder room for the convenience of your guests. Upper level boasts three spacious bedrooms and two baths including spacious primary bedroom with updated five piece bath and walk-in closet. Walk out lower level with bedroom, den, storage room, four piece bath, kitchen, and living room with door to ground level patio overlooking the golf course. Double side by side garage is added value.

With resort caliber amenities including golf course with two memberships, indoor pool, tennis courts, recreation center and restaurant when you make this fine home your own you get a gorgeous updated 3,715 square foot home on the golf course and a resort lifestyle. Truly a unique opportunity.


Performance Power Play Realty

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.

# Main Floor:  1,354 Square Feet

**Entrance Hall: 9’ x 6’1**



**Living Room: 19’ x 16’5**













**Dining Room: 16’ x 10’9**



**Kitchen: 12’4 x 12’**





**Eating Area: 9’8 x 6’7**



**Family Room: 14’5 x 10’8**



**2 Piece Powder Room (With Laundry)**





# Upper Level:  1,011 Square Feet

**Primary Bedroom: 16’11 x 13’1**






**Walk-in Closet: 8’6 x 5’11**



**5 Piece Ensuite**





**Bedroom: 11’11 x 9’9 With 5’6 x 5’ Walk-in Closet**



**Bedroom: 10’11 x 10’10 With Private Deck**





**4 Piece Main Bathroom:**



# Lower Level:  1,352 Square Feet

**Living Room:  19’ x 16’7**





**Eating Area:  14’11 x 5’9**



**Kitchen: 14’ x 9’11**





**Pantry:  9’2 x 6’6**

**Bedroom: 13’7 x 10’8**



**4 Piece Bathroom**



**Den: 10’8 x 10’5**

**Storage Room: 10’7 x 7’**

## Features Of This Home:





- **One Of The Premier Units In Nico Wynd Estates Overlooking The 8th Tee, And Boasting Panoramic Views Of The Golf Course, Panorama Ridge, Mountains And Spectacular Sunsets.**

- **With An Open Plan And Many Updates Including Gorgeous Updated Kitchen, Engineered Hardwood Floors, Tasteful Paint And Decor And Much More This 3,715 Square Foot Home Is Designed For Family And Entertaining.**
- **Private Gated Courtyard And Spacious Foyer Invites You To The Main Level Of This Fine Home With Entertainment Sized Living Room With Updated Linear Fireplace And Dining Room Spacious Enough For Your Largest Dinner Parties.**
- **. Gorgeous Updated Kitchen With Granite Counters, Gas Stove, Newer Fridge And Dishwasher, Breakfast Bar And Eating Area With Door To Private Patio.**
- **Family Room Which Can Double As A Den For Your Home Office Or Computer Needs. Two Piece Powder Room For The Convenience Of Your Guests.**
- **Upper Level Boasts Three Spacious Bedrooms And Two Baths Including Spacious Primary Bedroom With Updated Five Piece Bath And Walk-In Closet.**
- **Walk Out Lower Level With Bedroom, Den, Storage Room, Four Piece Bath, Kitchen, And Living Room With Door To Ground Level Patio Overlooking The Golf Course.**
- **Double Side By Side Garage.**
- **Strata Fee: $1,187.71 Including Golf & Tennis**
- **Annual Taxes: $5,937.84 (2022)**

## Resort Caliber Common Facilities

- **With Resort Caliber Amenities Including Golf Course With Two Memberships, Indoor Pool, Tennis Courts, Recreation Center And Restaurant When You Make This Fine Home Your Own You Get A Gorgeous Updated 3,715 Square Foot Home On The Golf Course And A Resort Lifestyle. Truly A Unique Opportunity.**

















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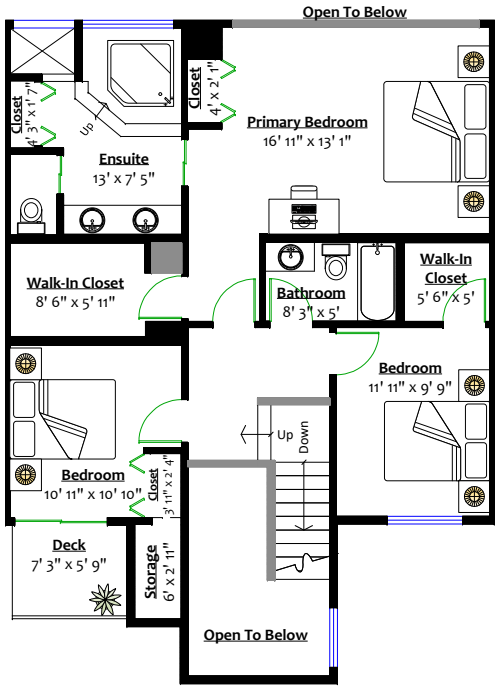
# 3617 Nico Wynd Drive, Surrey, B.C.

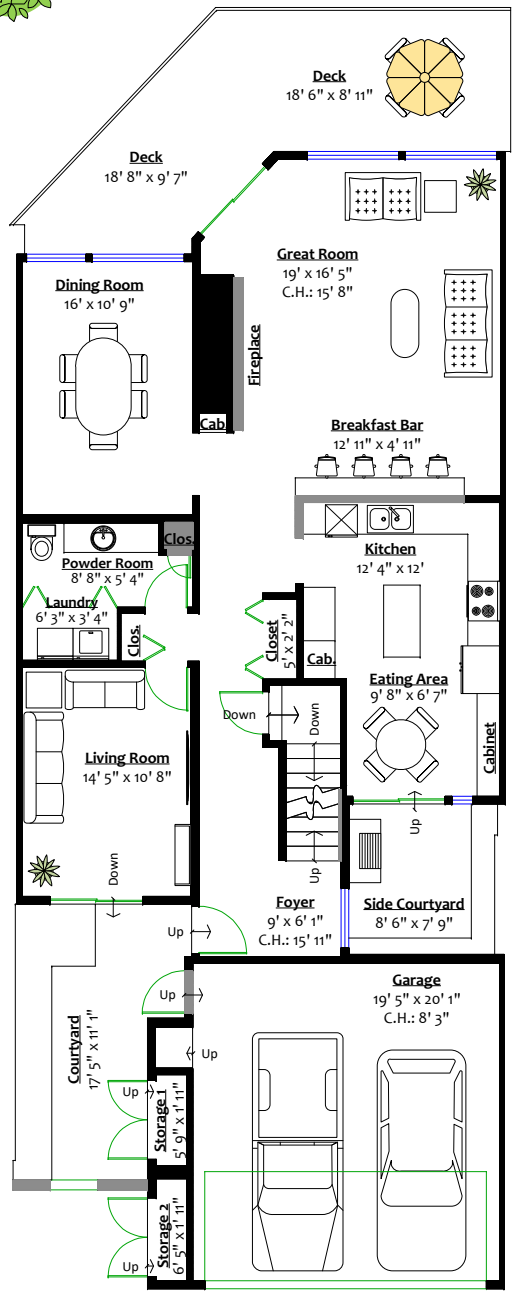
**Totals****

| | |
|---|---|
| Main Level: | 1,352 sq. ft. |
| Upper Level: | 1,011 sq. ft. |
| Lower Level: | 1,352 sq. ft. |
| **Total:** | **3,715 sq. ft.** |

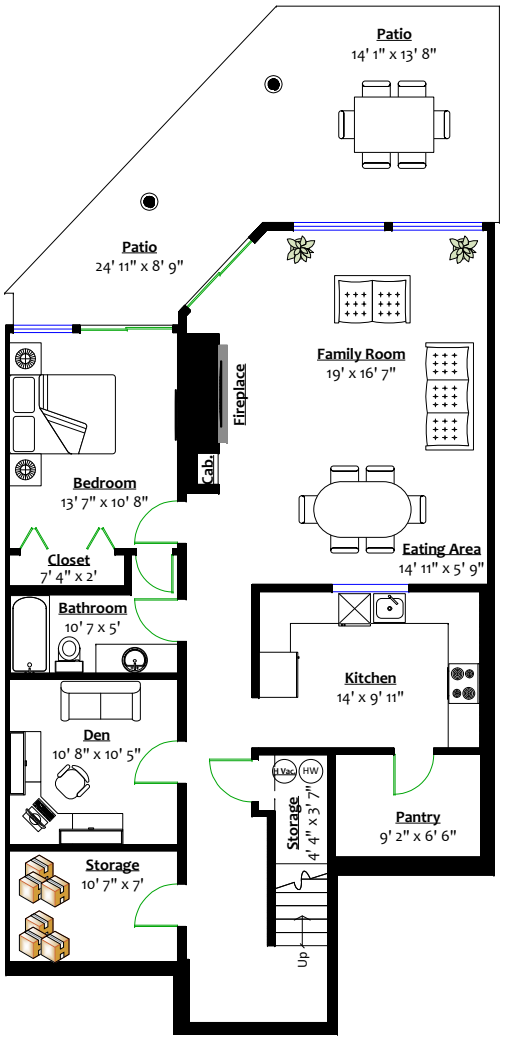
| | |
|---|---|
| Deck: | 279 sq. ft. |
| Garage: | 421 sq. ft. |
| Shed: | 17 sq. ft. |
| Shed 2: | 21 sq. ft. |
| Patio: | 355 sq. ft. |
| Upper Deck: | 41 sq. ft. |
| Court Yard: | 169 sq. ft. |
| Side Court Yard: | 88 sq. ft. |
| **Total:** | **1,391 sq. ft.** |




**UPPER LEVEL**
Floor Area: 1,011 Sq. Ft.
Ceiling Height: 7' 11"




**MAIN LEVEL**
Floor Area: 1,352 Sq. Ft.
Ceiling Height: 7' 11"




**LOWER LEVEL**
Floor Area: 1,352 Sq. Ft.
Ceiling Height: 7' 10"

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BC FLOOR PLANS

N
0 ft 3 ft 5 ft 10 ft

** 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