For Multi-Picture Tour Go To

www.mitten-realty-services.com



2675 162 Street, Surrey **$865,000.00**

Home of Distinction In Morgan Heights

Exceptional Quality Home Built By Clay Construction Inc.

NO GST/HST. Quality one year old 3688 square foot executive home on 4469 square foot lot in Morgan Heights features the high end, quality construction and finishing of Clay Const Inc. coupled with dramatic spacious custom designed plan with finished basement and attractive curb appeal with hardi and stone exterior and covered front and rear porches. Great room concept designed for family and entertaining. Dramatic entry with two storey vaulted ceiling accentuated by curved staircase, gorgeous teak hardwood floors, formal dining room with built-in hutch alcove, butler's pantry, gorgeous island kitchen with granite counters, gorgeous eastern maple cabinets, walk-in pantry, quality stainless appliances and spacious eating area with French doors to covered rear patio overlooking fence yard. Spacious great room with gas fireplace with gorgeous stone facing. Three spacious bedrooms up (each has its own bath) including spectacular master suite with gas fireplace, spectacular five piece ensuite and walk-in closet. Finished basement with ten foot ceilings, recreation room with gas fireplace, media room, two bedrooms and three piece bath. 2" x 6" construction, superior insulation, energy star windows and rough in for heat pump allow you to enjoy this home in economical comfort. Gorgeous quality, spectacular plan, and fantastic location - it just doesn't get much better than this.

For Further Details Or Private Viewing Call:

Doug or Bonnie Mitten

at

Prudential | Power Play Realty

604-533-3231

Features Of This Fine Home…

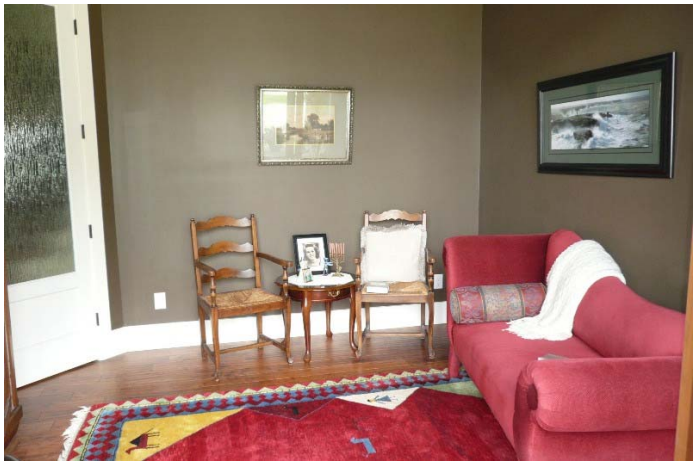
Main Floor: 1308 Sq. Ft.

Entrance Hall - Dramatic two storey entrance hall with gorgeous teak hardwood floors and spectacular curved staircase welcomes you to this fine home.





Den – 12.25' x 10' – Den with gorgeous hardwood floors, French door to front porch and gorgeous 'waterfall' glass door to entrance hall.





Dining Room – 12.5' x 11' - Formal dining room with built in hutch alcove will facilitate all of your entertaining and special occasions. Butler's pantry between the kitchen and dining room will help to facilitate seemless entertaining.





Kitchen - 13’ x 12.33’ - Gorgeous island kitchen with granite counters, gorgeous eastern maple cabinets, quality stainless appliances, walk-in pantry and spacious **11’ x 10’ eating area** with French doors to covered rear patio overlooking fence yard.



Great Room – 16.33’ x 14.33’ - Great room adjoining kitchen boasts gas fireplace with gorgeous stone facing and built-in shelving for entertainment center. Prewired for surround sound





Powder Room - 2 Piece

Laundry – 7’ x 6’

<u>Upper Level</u>: 1080 Sq. Ft.

Master Bedroom – 19.33’ x 19’ – Very spacious master with gas fireplace, walk-in closet and spectacular **5 piece ensuite with twin sinks, water closet with toilet and separate soaker tub and shower**.





Bedroom – 12’ x 10’ – Attractive bedroom with **3 piece ensuite.**







Bedroom – 12.33’ x 11’ – Attractive bedroom with **4 piece ensuite.**







<u>Lower Level</u>: 1300 Sq. Ft.

Bedroom – 11.33’ x 11.25’



Bedroom/Exercise Room – 13.5’ x 10’ – Attractive bedroom with **spacious walk-in closet.**



Media Room – 13.75’ x 10.33’ –Media room is prewired for all of your media needs.



Recreation Room – 23’ x 13.83’ –Recreation room is with cozy gas fireplace facilitates family fun.



Bathroom – 3 piece bathroom.





Features Of This Fine Home

- ✯ **Attractive Curb Appeal With Hardi & Stone Exterior & Attractive Front Porch.**





- ✯ **Spectacular Entrance Hall With Dramatic Two Storey Ceiling, Gorgeous Hand Scraped Teak Hardwood Floors & Curved Staircase.**
- ✯ **Den With Gorgeous Waterfall Glass Door To Foyer & French Doors To Porch.**
- ✯ **Formal Dining Room With Dramatic Two Storey Ceiling, Built-In Hutch Alcove & Adjoining Butler's Pantry.**
- ✯ **Spectacular Island Kitchen With Gorgeous Eastern Maple Cabinets, Granite Counters, Breakfast Bar, Quality Stainless Appliances, Walk-In Pantry, Telephone Desk & Spacious Eating Area With French Doors To Covered Rear Patio.**







- ★ **Spacious Great Room Boasts Gas Fireplace With Gorgeous Stone Facing.**
- ★ **Upper Level With Three Spacious Bedrooms (Each With Their Own Bathroom) Including Spacious Master With Cozy Gas Fireplace, Walk-in Closet & Spectacular Five Piece Ensuite.**
- ★ **Lower Level Boasts Two Bedrooms, Three Piece Bath, Recreation Room With Gas Fireplace & Adjoining Media Room Prewired For Your Entertaining Needs.**
- ★ **2" x 6" Construction, Superior Insulation, Energy Star Windows & Rough Plumbed For Heat Pump.**
- ★ **Double Garage Is Finished & Insulated & Boasts Belt Drive Opener For Quieter Operation.**

Lot: 4469 Square Foot – 54.56' x 85.27'









Doug or Bonnie Mitten

Prudential | Power Play Realty

604-533-3231

All information contained in this brochure while thought to be reliable is not guaranteed to be accurate and should be verified by the purchaser.
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Distinctive Features Of Clay Construction Inc.'s Homes

Clay Construction Inc.'s desire to build exceptional quality homes has resulted in them going that extra mile to build **'Homes Of Distinction'** which stand out for their excellence in superior quality finishing, attractive architectural features, quality workmanship, quality materials and exceptional after sales service backed up by a 2-5-10 Warranty from Lombard Canada and by CCI's membership in the Better Business Bureau and as a Licensed Housing Professional in the GVHBA.

A lot of thought, planning, hard work and diligence go into each of the homes that Clay Construction Inc. builds to ensure that they meet and exceed the expectations of their customers. **In short they build each home as if their reputation depended on it and as if they were going to live in it themselves.**

- **CCI sets the bar higher in the expectations they have of those working with them to accomplish their vision of building quality homes.** From start to finish they have assembled a team of proven experts and qualified sub-trades that have a similar vision to theirs of building quality homes they can be proud of by ensuring excellence in each step of the process. Then they carefully monitor each phase of the construction to ensure quality designs, construction and finishing are the order of the day for every CCI home.

- **Each of their homes has received professional geotechnical and structural engineering** which provides greater security for the homeowner.

- Security of mind is important when owning a home and accordingly **each of their foundations are poured separately from the footings** to ensure the cross members on the footing forms are stripped before the foundation is poured thereby doing everything that can be done to ensure a seal between the footing and foundation. **Furthermore, on the outside of each foundation they spray them with damp proofing and install an air gap SUPERSEAL dimpled membrane** (backed up by a 40 year material and 10 year labor warranty) to prevent moisture penetration.

- **2" x 6" Construction on all exterior walls** provides **superior strength and construction** and facilitates the **superior insulation** that each of their homes provide. In addition interior insulation is provided where required to ensure adequate **sound dampening of master bedroom, and most bathrooms.**

- **This fine home built by Clay Construction Inc. is plumbed for future heat pump to make future installation easy.**

- **Superior exterior finishes** incorporating low maintenance hardi plank siding and stone accents provides a flavor of Traditional styling with durable exterior finishes that ensure this home not only looks great but stays looking great for years in the future without a lot of maintenance.

- **To truly allow you to enjoy your home CCI has taken every opportunity to provide you with more natural light.** You will find Clay Construction Inc. homes don't skimp on the windows. Not only do they provide lots of windows but they use the Centra 'Energy Star' windows to ensure that they continue to look good and function well for many years in the future.

- **Quality crowns, mouldings, casings and finishing detail.** To ensure your home looks the best it possibly can, not only must care be taken in the finishing but quality materials must be used. In addition to the extensive woodwork throughout the home and the use of swing doors instead of bi-folds in most cases, they also install casings around all windows – a feature many builders opt not to do.

- **Quality painting and materials.** Attention to detail in this highly visible area is critical in ensuring your ongoing enjoyment of this fine home. All window sills and millwork is sanded to ensure a finish worth of these fine homes and particular attention to detail is taken in the decorating choices and selections and to the installation of paint by professionals selected with care.

- **All of the subfloors have been glued and screwed** to minimize the possibility of squeaks in the future.

- **Quality floor coverings throughout the homes are exemplified by the gorgeous hand scraped Teak hardwood floors** through most of the main level. Quality comes at a price but these floors will look great for years in the future.

- **Quality Eastern Maple cabinets.** Boasting full slide drawers for you convenience and enjoyment and the lacquer used has UV inhibitors and hardeners to ensure long lasting beauty. One of the other little extras is the electrical plug on the island for your convenience.

- **Gorgeous granite kitchen counters.**

- **Attractive quality high end light fixtures.**

- **The lower level of this home is completely finished for your family's enjoyment** with a media room, games room, exercise room, bedroom, and bathroom. The media room is wired with structured wiring. If you require a second bedroom down the exercise room can be used to accommodate this.

- **Structured wiring** to provide flexibility in your telephone, internet, computer, television and satellite needs now and in the future have been provided in most bedrooms, great rooms, media rooms, and dens. This is where the future meets the present in home entertainment and communication wiring. In addition, the media room, master bedroom & great rooms is wired for surround sound.

- **Soaring vaulted ceilings** ensure that your Clay Construction Home distinguishes itself with attractive ceiling treatment. In addition, **great care is taken in the design and planning of your home and its views and open spaces** to ensure that not only does it provide functionality but also that **'WOW' factor** that comes with a Clay Construction Home.

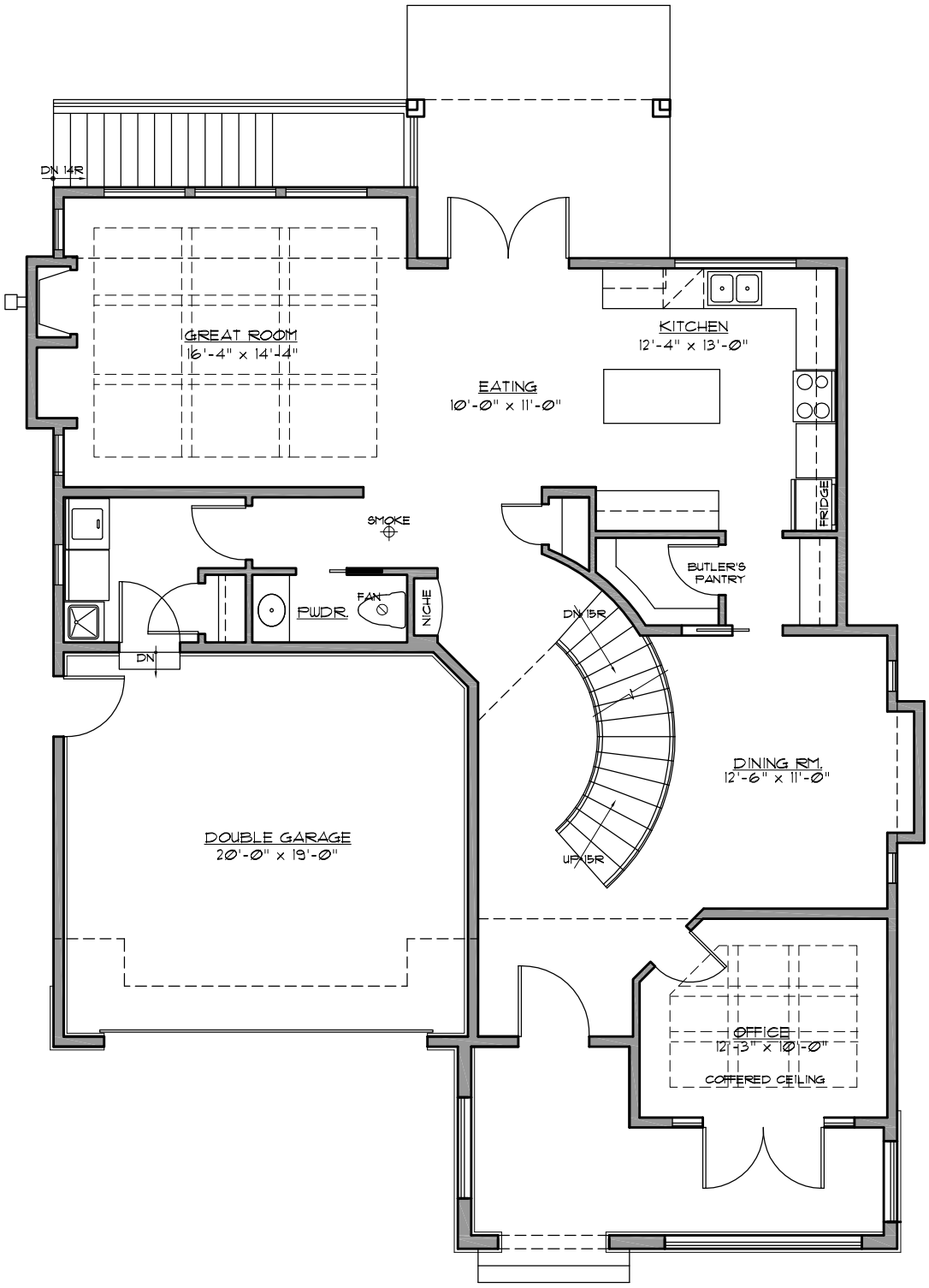
- **Garage walls and ceilings are finished and insulated.** They recognize that many people like to work on their vehicles in their garages and they insulate the walls and ceilings to ensure you will be comfortable should you desire to do so.

- **Belt drive remote control garage door opener** to provide quieter functionality.

- **Garage floors and driveways are steel reinforced** concrete floors.

- **Exposed aggregate** walks and driveways ensure your Clay Construction home has great curb appeal and the covered exposed aggregate patios provide a place to entertain with a 'flair'.

- **Home Warranty** By Lombard Canada ensures peace of mind through ongoing warranty support and membership in the GVHBA and the Better Business Bureau. **Clay Constructions is a Licensed Housing Professional with the GVHBA**. Each of Clay Construction's homes come with a Lombard Canada Warranty with comprehensive coverage including: A **one-year warranty against defects in materials and labor;** A **two-year warranty against defects in the major systems in your home, the exterior cladding and the Building Code;** A **five-year warranty for any building envelope defects;** A **ten-year warranty for any major structural defects.**

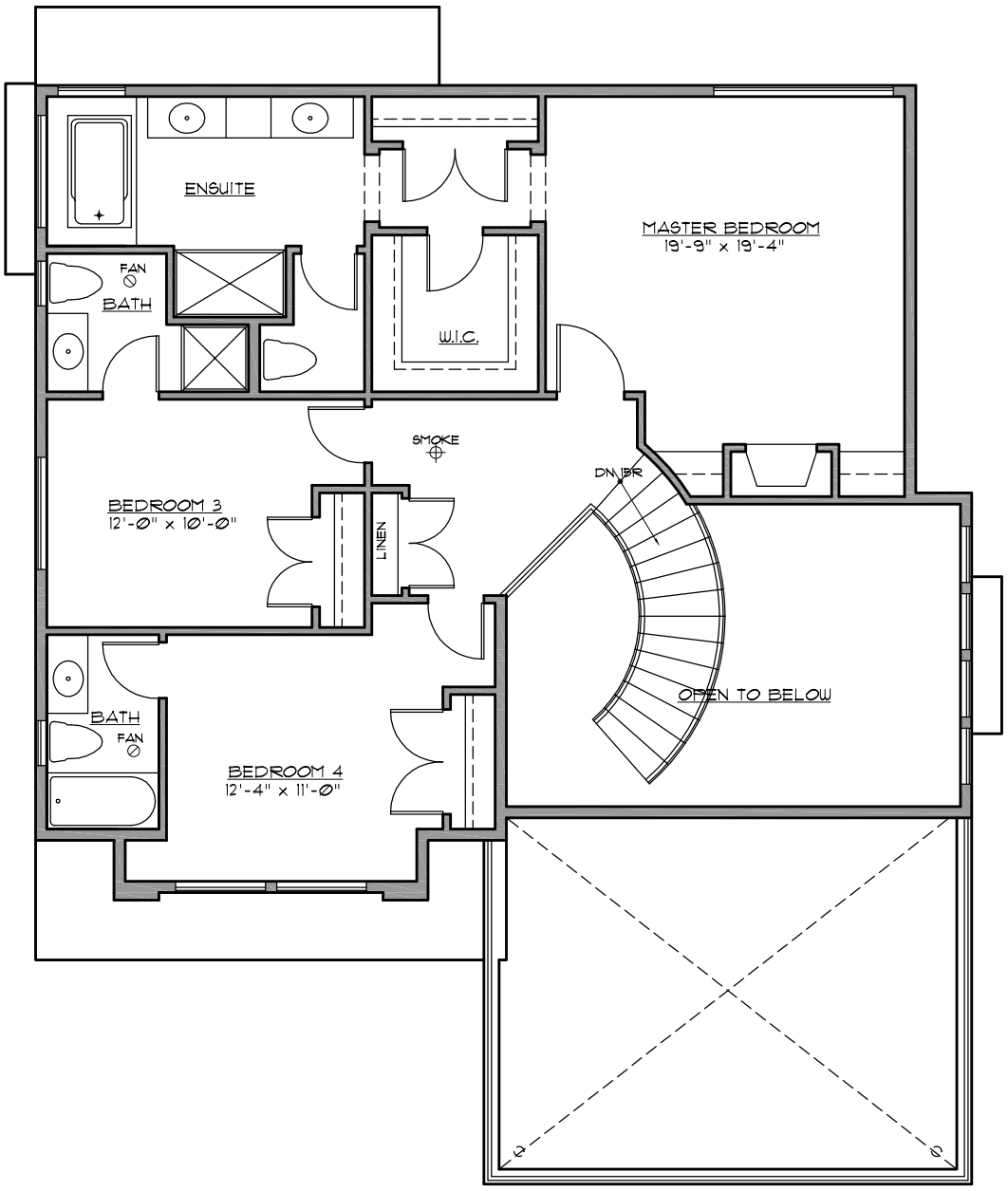


MAIN FLOOR

AREA: 1308 SQ. FT.
GARAGE AREA: 398 SQ. FT.

LOT 68

su casa
design inc.
604-856-3222

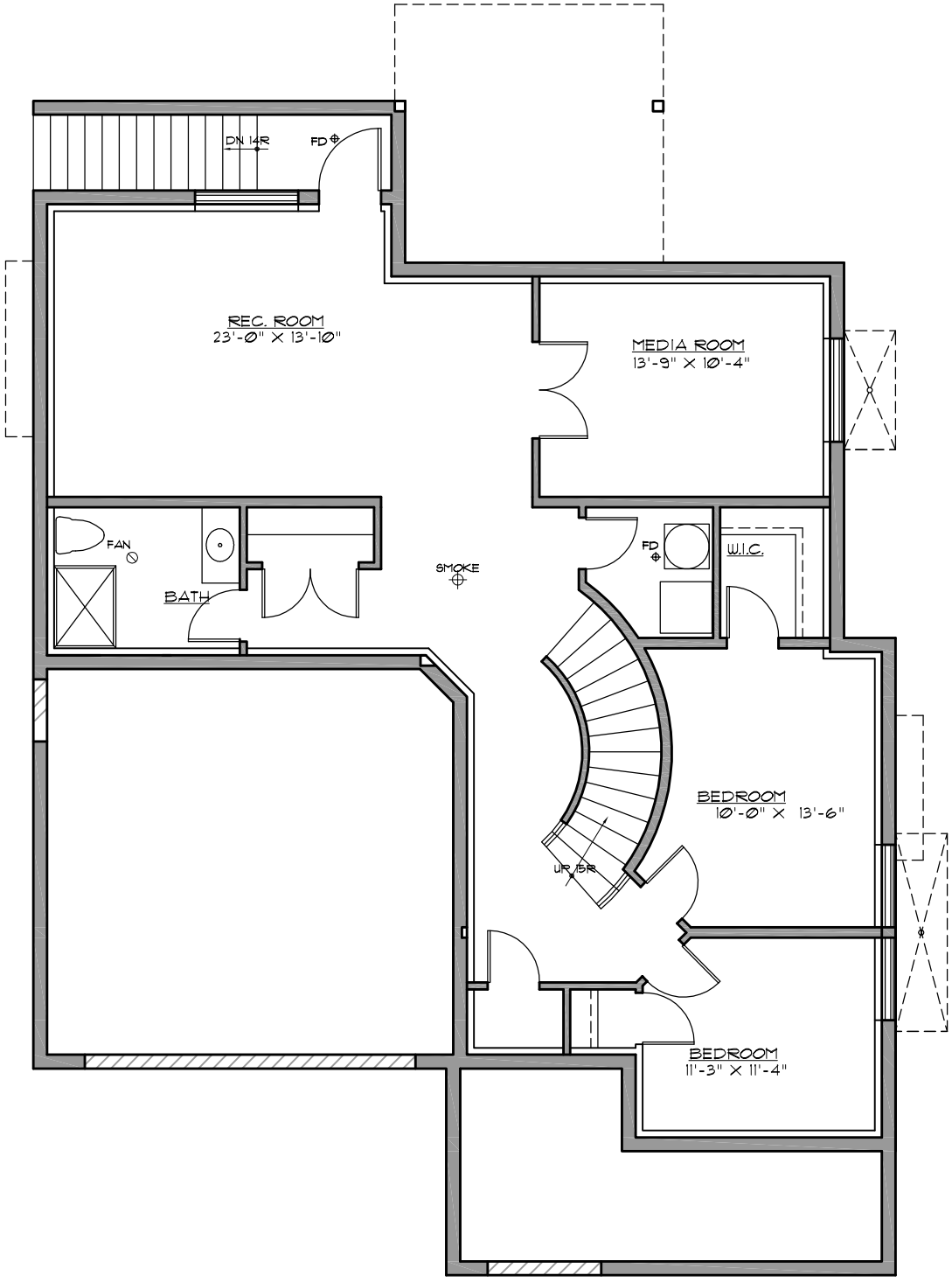


UPPER FLOOR

AREA: 1085 SQ. FT.

LOT 68

su casa
design inc.
604-856-3222



BASEMENT

AREA: 1300 SQ. FT.
SCALE: 1/4" = 1'-0"

LOT 68

su casa
design inc.
604-856-3222

PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL

Prudential Power Play Realty

BRITISH COLUMBIA REAL ESTATE ASSOCIATION

Date of disclosure: June 8/2010

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 2675 162 Street Surrey, BC **(the "Premises")**

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
1. LAND	**YES**	**NO**	**DO NOT KNOW**	**DOES NOT APPLY**
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		WS	X	X
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		WS	X	X
C. Is there a survey certificate available?	WS			X
D. Are you aware of any current or pending local improvement levies/charges?		WS	X	X
E. Have you received any other notice or claim affecting the Premises from any person or public body?		WS	X	X
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal ☒ Community ☐ Private ☐ Well ☐ Not Connected ☐ Other				WS
B. Are you aware of any problems with the water system?		WS	X	
C. Are records available regarding the quantity and quality of the water available?	WS			
D. Indicate the sanitary sewer system the Premises are connected to: Municipal ☒ Community ☐ Septic ☐ Lagoon ☐ Not Connected ☐ Other				WS
E. Are you aware of any problems with the sanitary sewer system?		WS	X	
F. Are there any current service contracts; (i.e., septic removal or maintenance)?		WS	X	
G. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?			X	
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	WS			
B. To the best of your knowledge, is the ceiling insulated?	WS			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		WS		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	WS			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?	WS			
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		WS	X	X
G. Are you aware of any structural problems with any of the buildings?		WS	X	X
H. Are you aware of any additions or alterations made in the last sixty days?		WS	X	X
I. Are you aware of any additions or alterations made without a required permit and final inspection; e.g., building, electrical, gas, etc.?		WS	X	X

WS | hw | | |

INITIALS

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ADDRESS/BARE-LAND STRATA LOT #: 2675 162 Street Surrey, BC

3. BUILDING (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?				
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?				
L. Are you aware of any damage due to wind, fire or water?				
M. Are you aware of any roof leakage or unrepaired roof damage? (Age of roof if known: 15 years)				
N. Are you aware of any problems with the electrical or gas system?				
O. Are you aware of any problems with the plumbing system?				
P. Are you aware of any problems with the swimming pool and/or hot tub?				
Q. Do the Premises contain unauthorized accommodation?				
R. Are there any equipment leases or service contracts; e.g., security systems, water purification, etc?				
S. Were these Premises constructed by an "owner builder," as defined in the *Homeowner Protection Act*, with construction commencing, or a building permit applied for, after July 1, 1999? (If so, attach required Owner Builder Declaration and Disclosure Notice.)				
T. Are these Premises covered by home warranty insurance under the *Homeowner Protection Act*?				
U. Is there a current "EnerGuide for Houses" rating number available for these premises? i) If yes, what is the rating number? _____ ii) When was the energy assessment report prepared? _____				
4. GENERAL				
A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?				
B. Are you aware of any material latent defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?				

For the purposes of Clause 4.B. of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below.

5-13 Disclosure of latent defects

(1) For the purposes of this section:
Material latent defect means a material defect that cannot be discerned through a reasonable inspection of the property, including any of the following:
(a) a defect that renders the real estate
(i) dangerous or potentially dangerous to the occupants
(ii) unfit for habitation

INITIALS

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DATE OF DISCLOSURE

ADDRESS/BARE-LAND STRATA LOT #: 2675 162 Street Surrey, BC

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary.)

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

X _____ X _____

SELLER(S) **SELLER(S)**

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the _____ day of _____ yr. _____.
The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

_____ _____

BUYER(S) **BUYER(S)**

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

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FRASER VALLEY REAL ESTATE BOARD
LAND TITLE
SEARCH RESULT

FROM: Fraser Valley Real Estate Board
15463 104th Avenue
Surrey, British Columbia
V3T 4W4

Telephone: (604) 930-7600
Facsimile: (604) 588-0325

Requested by: MLS Department

Transmitted on: Wednesday, June 16, 2010

Page Count: 5 (including this page)

Transaction: 25881-0013

Search Date: 2010-06-16 11:26:43

Your Reference: Douglas Mitten

MLS: F1017231

Prudential Power Play Realty

(O): 604-533-3231, (F): 604-533-7288

Route: E090

Search Details

Sub-area: 22

Property Type: RED

PID: 027-150-631

Property Owner: Foundation Firm Dev. Inc.

Civic Address: 2675 162ND ST, CITY OF SURREY

Legal Description: PL BCP31426 LT 68 LD 36 SEC 24 TWP 1

For Your Information:

The Registered Owner address shown on the title may not reflect the legal address of the property. It is the mailing address of the owner for tax billing purposes.

NEW WESTMINSTER LAND TITLE OFFICE TITLE NO: BB578451
FROM TITLE NO: BB106843

APPLICATION FOR REGISTRATION RECEIVED ON: 21 SEPTEMBER, 2007
ENTERED: 25 SEPTEMBER, 2007

REGISTERED OWNER IN FEE SIMPLE:
FOUNDATION FIRM DEVELOPMENTS INC., INC.NO. BC0742553
145 EAST 27TH STREET
NORTH VANCOUVER, BC
V7N 1B3

TAXATION AUTHORITY:
CITY OF SURREY

DESCRIPTION OF LAND:
PARCEL IDENTIFIER: 027-150-631
LOT 68 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP31426

LEGAL NOTATIONS:

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB388403

HERETO IS ANNEXED EASEMENT BB435450 OVER (PLAN BCP31593)
LOT 162 PLAN BCP31590

HERETO IS ANNEXED EASEMENT BB435451 OVER (PLAN BCP31593)
LOT 163 PLAN BCP31590

CHARGES, LIENS AND INTERESTS:
NATURE OF CHARGE
CHARGE NUMBER DATE TIME

STATUTORY RIGHT OF WAY
BB151900 2007-01-25 10:58
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB151900
REMARKS: INTER ALIA
PART (92.4 SQUARE METRES ON PLAN BCP23874)

STATUTORY RIGHT OF WAY
BB57885 2007-01-25 11:57

REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB57885
REMARKS: PART SHOWN AS 10.6 M2 ON PLAN BCP23873

STATUTORY RIGHT OF WAY
BB57887 2007-01-25 11:57
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB57887
REMARKS: PART SHOWN AS 69.5 M2 ON PLAN BCP23873

STATUTORY RIGHT OF WAY
BB57893 2007-01-25 11:59
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB57893
REMARKS: INTER ALIA
PART ON PLAN BCP23873 CONTAINING 13.8 SQUARE
METERS

STATUTORY RIGHT OF WAY
BB57909 2007-01-25 12:03
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB57909
REMARKS: PART SHOWN SRW PLAN BCP23873 CONTAINING
54.4 SQUARE METERS

STATUTORY RIGHT OF WAY
BB57911 2007-01-25 12:03
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB57911
REMARKS: PART SHOWN ON SRW PLAN BCP23873 CONTAINING
0.215 HA.

COVENANT
BB82563 2007-04-20 14:45
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB82563
REMARKS: INTER ALIA

STATUTORY RIGHT OF WAY

BB276588 2007-07-16 10:31
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB276588
REMARKS: PART SHOWN AS 50.9 SQUARE METRES ON
PLAN BCP29987

STATUTORY BUILDING SCHEME
BB106866 2007-07-24 12:47
REMARKS: INTER ALIA

COVENANT
BB106867 2007-07-24 12:48
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB106867
REMARKS: INTER ALIA

COVENANT
BB106883 2007-07-24 12:52
REGISTERED OWNER OF CHARGE:
CITY OF SURREY
BB106883
REMARKS: INTER ALIA

MORTGAGE
CA576462 2007-09-21 14:24
REGISTERED OWNER OF CHARGE:
HSBC BANK CANADA
CA576462

'CAUTION - CHARGES MAY NOT APPEAR IN ORDER OF PRIORITY. SEE SECTION 28, L.T.A.'

DUPLICATE INDEFEASIBLE TITLE: NONE OUTSTANDING

TRANSFERS: NONE

PENDING APPLICATIONS: NONE

*** CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN ***
PARCEL IDENTIFIER (PID): 027-150-631

SHORT LEGAL DESCRIPTION:S/BCP31426/////68
MARG:
TAXATION AUTHORITY:

1 CITY OF SURREY

FULL LEGAL DESCRIPTION: CURRENT
LOT 68 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN BCP31426

MISCELLANEOUS NOTES:
SRW PLAN BCP29987
BLOCK OUTLINE POSTING PLAN

AFB/IFB: MN: Y PE: 0 SL: 1 TI: 1