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



17 15588 32 Avenue, Surrey **$958,800.00**

Meticulously Kept 1659 Sq. Ft. Townhome With Roof Top Deck Overlooking Greenbelt Area - 3 Bedroom & 3 Baths

Spacious 1,659 square foot, three bedroom plus office townhouse with roof top deck and office with separate entrance in basement level and view of the greenbelt must be seen with tasteful decor, attractive laminate flooring, gorgeous island kitchen with quartz counters, three baths including two piece powder room on main level and much more. Entertaining is easy on the main floor with gorgeous laminate floors, spacious living room with door to balcony overlooking greenbelt, spacious dining area, gorgeous island kitchen with quartz counters and stainless steel appliances and two piece powder room. Upper level with three bedrooms and two baths including four piece main bath, two secondary bedrooms and spacious primary bedroom with walk-in closet and three piece ensuite. Gorgeous roof top deck where you can enjoy a relaxing time sitting next to the fire pit overlooking the private greenbelt. Basement level boasts office/den for your computer or home office needs. Double tandem garage with attractive floors. Convenient location close to all amenities.

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. Square footage show is as measured by BC Floor Plan which is slightly larger than the strata plan shows.

Main Level: 679 Square Feet

Living Room: 15’5 x 15’2









Kitchen: 15’1 x 11’9





Dining Room: 11’1 x 11’







2 Piece Powder Room



UPPER LEVEL: 693 Square Feet

Primary Bedroom: 13’1 x 11’10







3 Piece Master Ensuite



4 Piece Main Bathroom



Laundry



Bedroom: 10’4 x 9’1



Bedroom: 9’2 x 9’`



Roof Top Deck:



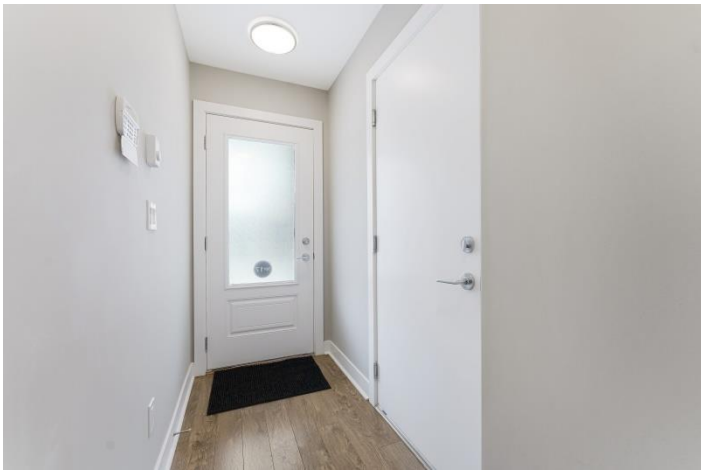






Lower Level: 207 Square Feet

Foyer: 9’10 x 3’8



Office: 15’3 x 7’10



Patio and Yard



Double Tandem Garage



Features of this Home:



- **Spacious 1,659 Square Foot, Three Bedroom Plus Office Townhouse With Roof Top Deck And Office With Separate Entrance In Basement Level And View Of The Greenbelt Must Be Seen With Tasteful Decor, Attractive Laminate Flooring, Gorgeous Island Kitchen With Quartz Counters, Three Baths Including Two Piece Powder Room On Main Level And Much More.**
- **Entertaining Is Easy On The Main Floor With Gorgeous Laminate Floors, Spacious Living Room With Door To Balcony Overlooking Greenbelt, Spacious Dining Area, Gorgeous Island Kitchen With Quartz Counters And Stainless Steel Appliances And Two Piece Powder Room.**
- **Upper Level With Three Bedrooms And Two Baths Including Four Piece Main Bath, Two Secondary Bedrooms And Spacious Primary Bedroom With Walk-In Closet And Three Piece Ensuite.**
- **Gorgeous Roof Top Deck Where You Can Enjoy A Relaxing Time Sitting Next To The Fire Pit Overlooking The Private Greenbelt.**
- **Basement Level Boasts Office/Den For Your Computer Or Home Office Needs.**
- **Double Tandem Garage With Attractive Floors.**
- **Convenient Location Close To All Amenities.**
- **Strata Fee: $381.06**
- **Annual Taxes: $3,542.25 (2023)**

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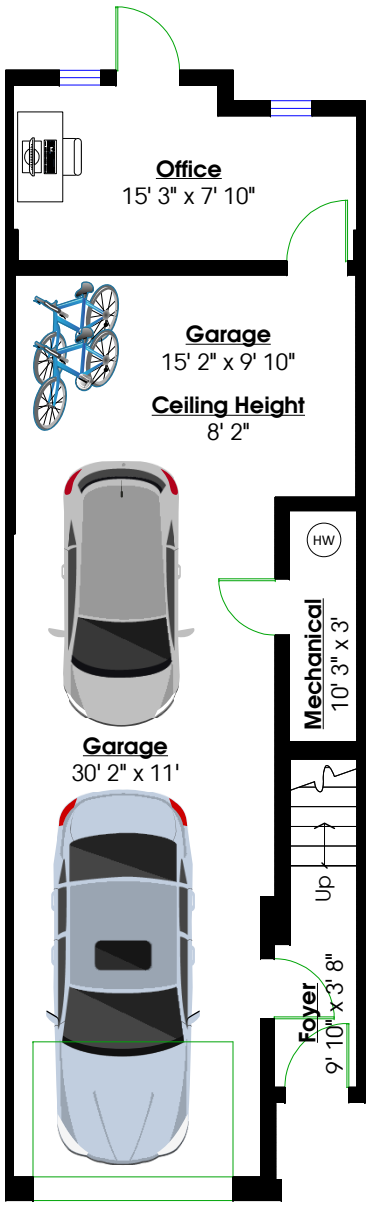
17 - 15588 32 Avenue, Surrey, B.C.

Totals**

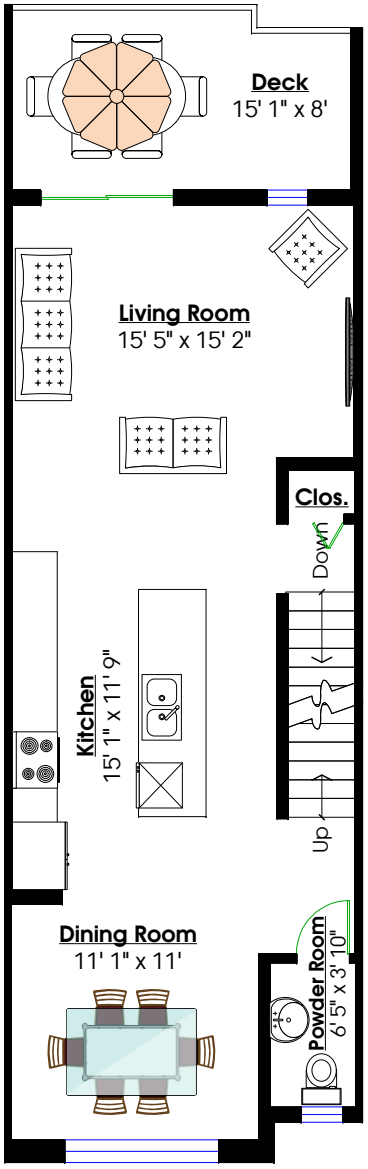
Main Level:	679 sq. ft.
Upper Level:	693 sq. ft.
Top Level:	80 sq. ft.
Lower Level:	207 sq. ft.
Total:	**1,659 sq. ft.**

Other Areas**

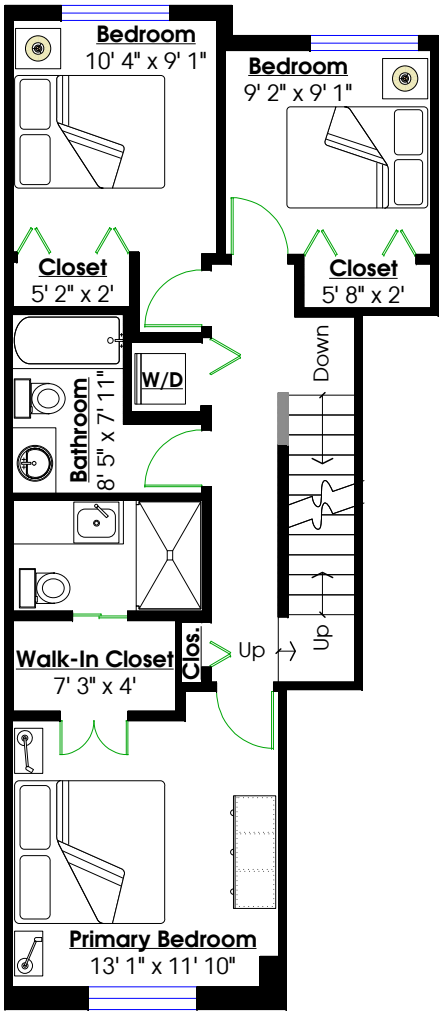
Garage:	525 sq. ft.
Mechanical:	43 sq. ft.
Deck:	116 sq. ft.
Rooftop Deck:	385 sq. ft.
Total:	**1,069 sq. ft.**



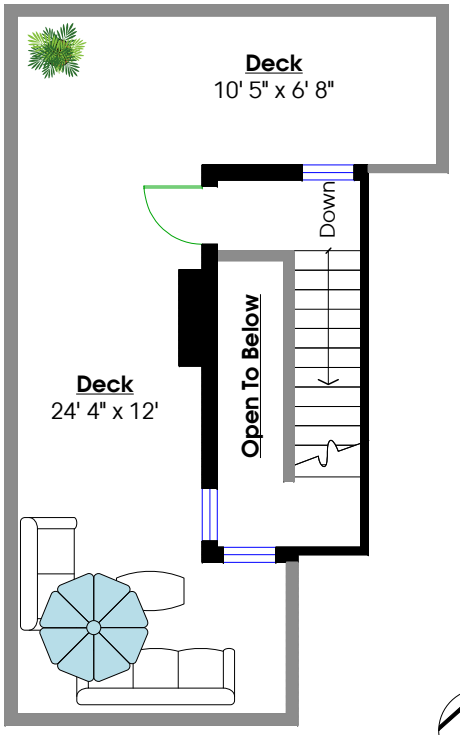
LOWER LEVEL
Floor Area: 207 Sq. Ft.
Ceiling Height: 8'



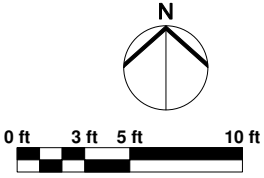
MAIN LEVEL
Floor Area: 679 Sq. Ft.
Ceiling Height: 9'



UPPER LEVEL
Floor Area: 693 Sq. Ft.
Ceiling Height: 8'



TOP LEVEL
Floor Area: 80 Sq. 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