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6977 195a Street, Surrey

\$683,800.00

Traditional Plan With Craftsman Styling & Superior Quality Finish
3,630 Sq. Ft. 2 Storey Plus Basement
Quiet Cul-De-Sac Close To Schools In Clayton.

This fine home boasts gorgeous hardwood floors, granite counters throughout the house, attractive millwork and fantastic five bedroom plan designed for family and entertaining. Formal entertaining is facilitated in the spacious living room with cozy gas fireplace and soaring vaulted ceiling and in the dining room with hutch alcove and gorgeous box beam ceiling. Gorgeous island kitchen with scads of dark wood cabinets, granite counters, stainless appliances and eating area with door to large deck. Family room adjoining the kitchen boasts a gas fireplace. Main floor den will facilitate your home office and computer needs. Two-piece powder room on main floor. Upper level offers views of the living room and entrance hall from the hallway. Four bedrooms including spectacular master bedroom suite with a two sided gas fireplace facing the bedroom and the soaker tub in the five piece ensuite with twin sinks and a separate soaker tub and shower. Huge walk-in closet in the master bedroom. Finished basement with spacious recreation room with laminate floors and door to exterior, two bedrooms, hobby room and three piece bathroom. Truly a superior quality home with a terrific plan designed for family and entertaining.

Doug or Bonnie Mitten



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.

Features Of This Fine Home...

Main Level: 1,255 SQUARE FEET.

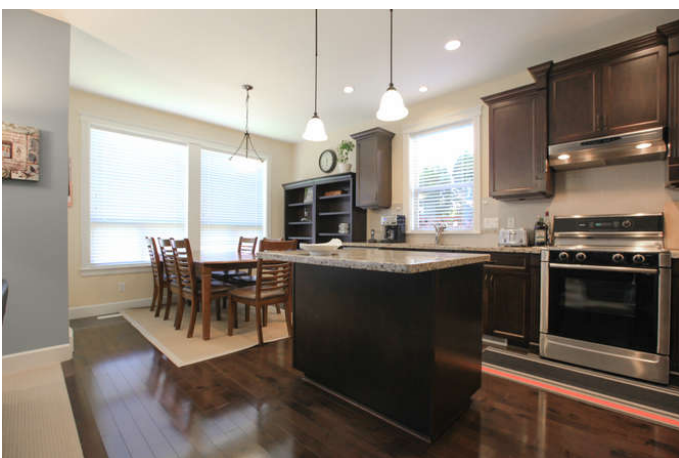
Living Room: 11' x 14' – Living room features a soaring vaulted ceiling, gorgeous hardwood floors and cozy gas fireplace.



Dining Room: 10' x 11'6" – With hardwood floors, hutch alcove and gorgeous 'Boxed Beam' ceiling this super room will allow you to host the largest dinner parties in style.



Kitchen: 10' x 15'4" – Absolutely gorgeous kitchen with lots of dark wood cabinets with granite counters, island with breakfast bar and stainless appliances.



Eating Area: 10'4 x 8' – For your family meals.



Family Room: 15'4 x 18'10 – Adjoining the kitchen the family room with gas fireplace will facilitate your family fellowship and casual entertaining



2 Powder Room - With granite counter



Den

Den: 9' x 10'

Laundry Room

UPPER LEVEL: 1,120 SQUARE FEET

Master Bedroom: 14'8 x 18'10



5-Piece Ensuite Bathroom



Bedroom: 9'8 x 10'11



Bedroom: 10'3 x 11'9



Bedroom: 11'5 x 9'11



4-Piece Main Bathroom

BASEMENT: 1,255 SQUARE FEET

Recreation Room: 24'2 x 18'



Bedroom: 16'3 x 10'10

Bedroom: 10'10 x 10'6



Hobby Room: 11'5 x 9'3

Bath: 3 Piece



FEATURES OF THIS FINE HOME:

- Boasting Craftsman Styling With Large Front Porch This Traditional Plan Home Boasts Gorgeous Hardwood Floors, Granite Counters Throughout The House, Attractive Millwork And Fantastic Five Bedroom Plan Designed For Family And Entertaining.**



- Formal Entertaining Is Facilitated In The Spacious Living Room With Cozy Gas Fireplace And Soaring Vaulted Ceiling And In The Dining Room With Hutch Alcove And Gorgeous Box Beam Ceiling.**
- Gorgeous Island Kitchen With Scads Of Dark Wood Cabinets, Granite Counters, Stainless Appliances And Eating Area With Door To Large Deck.**
- Family Room Adjoining The Kitchen Boasts A Gas Fireplace.**
- Main Floor Den Will Facilitate Your Home Office And Computer Needs.**
- Four Bedrooms Including Spectacular Master Bedroom Suite With A Two Sided Gas Fireplace Facing The Bedroom And The Soaker Tub In The Five Piece Ensuite. Huge Walk-In Closet In The Master Bedroom.**

- ⌘ **Upper Level Offers Views Of The Living Room And Entrance Hall From The Hallway.**

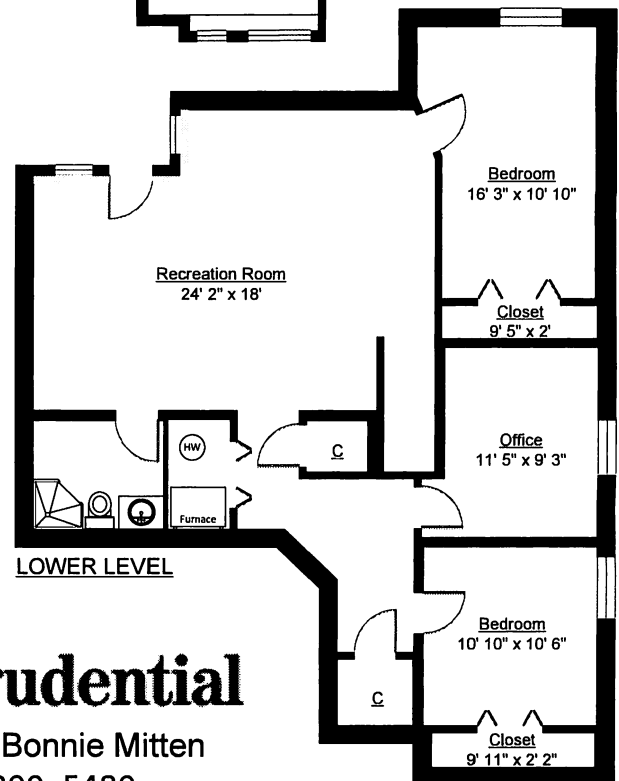
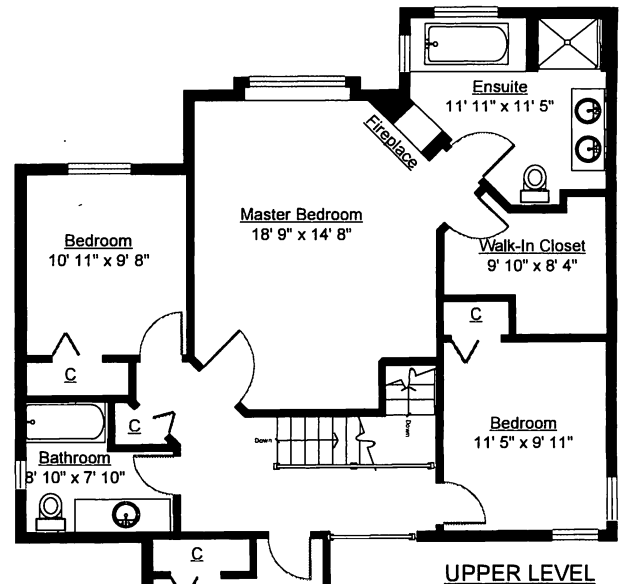
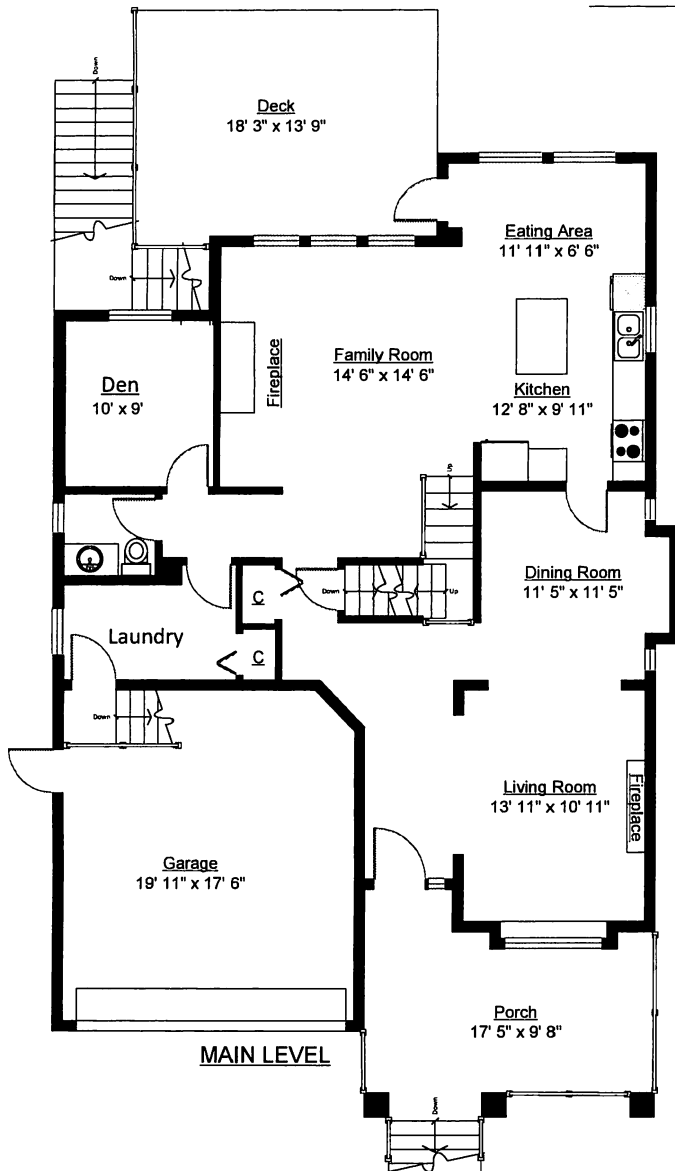


- ⌘ **Finished Basement With Spacious Recreation Room With Laminate Floors And Door To Exterior, Two Bedrooms, Hobby Room And Three Piece Bathroom.**
- ⌘ **Truly A Superior Quality Home With A Terrific Plan Designed For Family And Entertaining.**

LOT: 44.42'x92.2' – 4056 Sq. Ft.



6977 195A Street, Surrey



Totals**

Main Level:	1,272 sq. ft.
Upper Level:	1,176 sq. ft.
Lower Level:	1,258 sq. ft.
TOTAL(FIN.):	3,706 sq. ft.

Other Areas

Porch:	204 sq. ft.
Deck:	337 sq. ft.
Garage:	375 sq. ft.
TOTAL:	916 sq. ft.



Prudential

Doug and Bonnie Mitten
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