

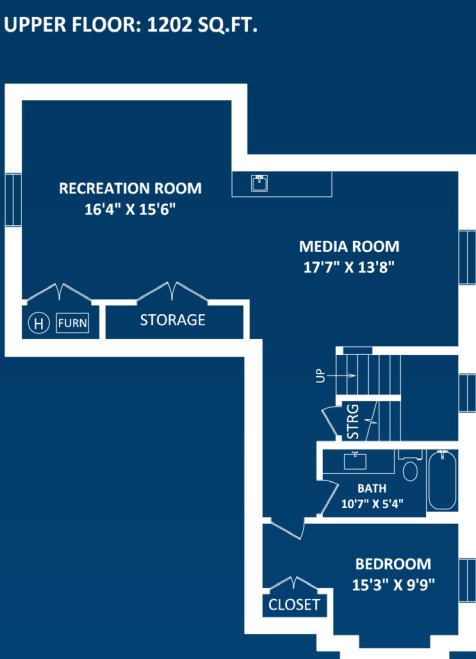
# 2895 161A Street, Surrey



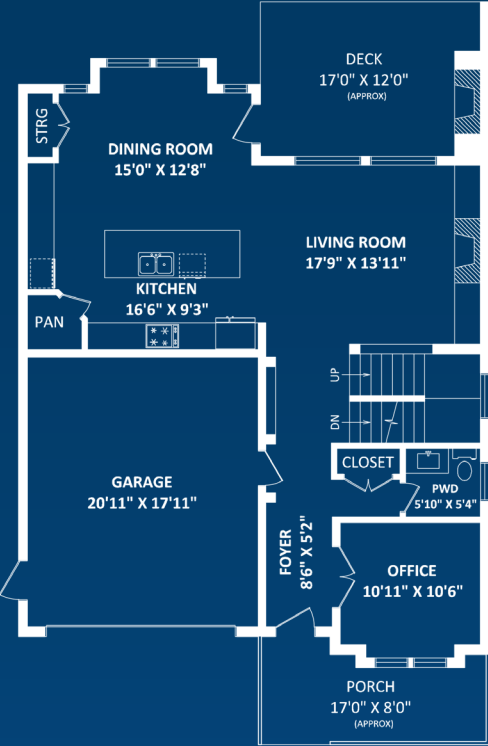
UPPER FLOOR: 1202 SQ.FT.

TOTAL FINISHED AREA: 3394 SQ.FT.

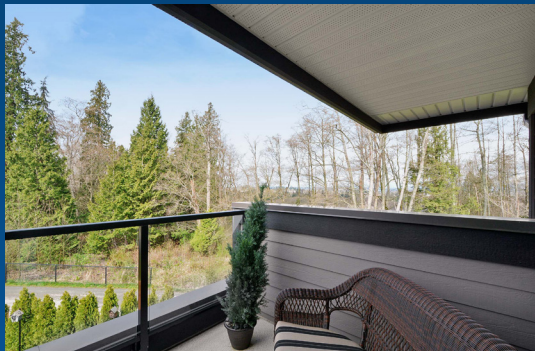
OTHER AREA(S)  
 GARAGE: 403 SQ.FT.  
 PORCH: 125 SQ.FT.\*  
 DECK: 301 SQ.FT.\*



LOWER FLOOR: 1085 SQ.FT.



MAIN FLOOR: 1107 SQ.FT.



**Erik Hopkins**

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This version of the floorplan is for marketing purposes only. Please contact Erik Hopkins for specifications: 778.919.1298

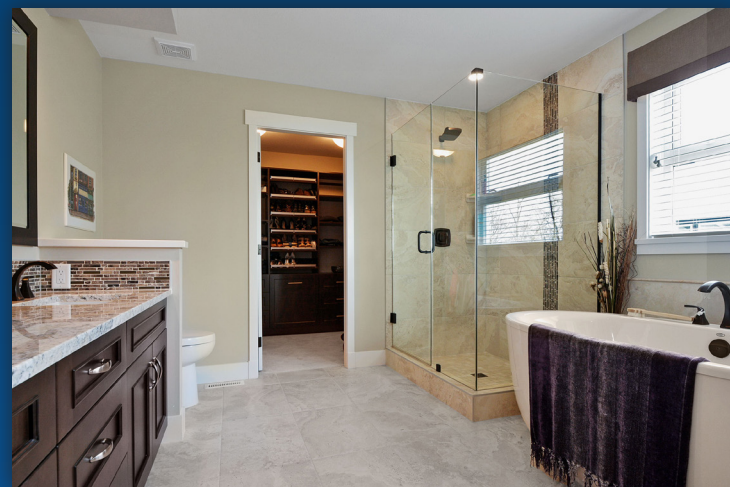


This communication is not intended to cause or induce breach of an existing agency agreement.



## 2895 161A Street, Surrey

Executive home next to private greenbelt in prestigious Morgan Heights awaits you and your family. This stunning custom built home boasts pure elegance with an open layout, high ceilings, hardwood, high-end finishings including crown moulding, Moen fixtures and faucets. Gourmet kitchen includes custom cabinets, JennAir luxury appliances, double wall oven, oversized island with Silgranite sinks, granite counters throughout. Spacious master includes elegant ensuite and large walk-in closets. Finished basement includes large bedroom, huge recreation room and wet bar for entertaining. Backyard boasts large stamped concrete patio with outdoor fireplace in a peaceful setting backing on to nature. This spectacular home offers quality and comfort to the most discriminating buyer. Steps to Sunnyside Elementary and Southridge School, close to transportation and all amenities.



Size	3394 ft <sup>2</sup>
Year Built	2013
Style	2 Storey w/Bsmt
Bedrooms	4
Bathrooms	4
Lot	3814 ft <sup>2</sup>

For more photos and a virtual tour, please visit: [www.2895-161a.com](http://www.2895-161a.com)

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