



1 / 20  
 List Price: **\$1,149,777**  
 Complex/Subdiv:  
 Frontage: **42.00 ft** Bedrooms: **5** PID: **028-775-589**  
 Depth/Size: **125** Bathrooms: **6** Type: **House/Single Family**  
 Lot Area SqFt: **5250.00** Full Baths: **4** Approx Yr Bilt: **2013**  
 Rear Yard Exp: Half Baths: **2** Age at List Date: **0**  
 Meas Type: **Feet** If New GST/HST Incl: **No** Taxes: **\$2,452 (2013)**  
 Flood Plain: Zoning: **RF12**  
 View: **N**  
 Serv. Connected: **Electricity, Natural Gas**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **4** Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Access: **Front**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Double**  
 Exterior: **Mixed**  
 Rainscreen: R/I Plumbing: Dist to Public Trans: Dist to School Bus:  
 Type of Roof: **Asphalt** Possession:  
 Renovations: Reno Year: Title to Land: **Freehold NonStrata**  
 Flooring: **Wall/Wall/Mixed** Seller's Interest: **Registered Owner**  
 Water Supply: **City/Municipal** Mortgage Info: **\$0**  
 Heat/Fuel: **Forced Air, Natural Gas**  
 No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **N - BRAND NEW HOUSE**  
 Fireplace Fuel: **Gas - Natural** Out Buildings:  
 Outdoor Area: **Balcony(s); Patio(s) or Deck(s)**  
 Pad Rental:  
 Fixtures Lease: **N**  
 Fixt Removed:

Legal: **PL BCP50174 LT 1 LD 36 SEC 24 TWP 1**  
 Amenities:  
 Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Great Room	17' X 14'6	Above	Laundry	5'4 X 3'8			X
Main F.	Dining	18'10 X 12'	Bsmt	Living Room	17' X 12'6			X
Main F.	Kitchen	17' X 10'	Bsmt	Kitchen	17' X 9'8			X
Main F.	Nook	22' X 11'	Bsmt	Bedroom	12' X 11'4			X
Main F.	Study	9'10 X 7'	Bsmt	Bedroom	13' X 11'10			X
Main F.	Patio	14'6 X 12'	Bsmt	Media Room	19'6 X 17'10			X
Above	Master Bedroom	22' X 13'4	Bsmt	Wine Room	14'10 X 11'10			X
Above	Walk-In Closet	9'8 X 6'2						X
Above	Bedroom	12' X 11'10						X
Above	Bedroom	13' X 10'						X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	<b>1,337</b>	Total # Rooms:	<b>17</b>
Finished Floor Up SqFt:	<b>1,062</b>	# Kitchens:	<b>2</b>
Finished Floor Down:	<b>1,670</b>	Finished Levels:	<b>3</b>
Finished Floor Bsmt SqFt:	<b>0</b>	Crawl/Bsmt Height:	
Total Finished Floor SqFt:	<b>4,069</b>	Basement Area:	<b>Full, Fully Finished, Separate Entry</b>
Unfinished Floor:	<b>0</b>	Suite:	<b>Legal Suite</b>
Grand Total Floor Area:	<b>4,069</b>		

Listing Broker(s): **RE/MAX Lifestyles Realty**

For the discriminating Home Seeker desiring the best we offer you this brand new home brimming with appeal and warm livability. In an exclusive area of South Surrey, this 4,000+ square foot home sits on a 5,200+ square foot lot and is an escape from the ordinary. The main floor offers a great room with an open to above ceiling, a designed with distinction dining room, nook and a kitchen that features modern appliances and cupboard space galore. Upstairs offers 3 comfy and cozy bedrooms with their own ensuites plus laundry. Basement features an LEGAL 2 bedroom suite that is over 900 square feet and yet the owner will have a theatre room and bar room for elegant entertaining. Lifestyles and convenience in one unmatched package.



Welcome To  
**2742 163A Street, Surrey**



**THE RIGHT REALTOR FOR ANY MARKET**

**Dal Sandhu**

**RE/MAX** LifeStyles Realty  
 604.306.3016  
 www.dalsandhu.com



**2742 163A Street, Surrey**

For the discriminating Home Seeker desiring the best we offer you this brand new home brimming with appeal and warm livability. In an exclusive area of South Surrey, this 4,000+ square foot home sits on a 5,200+ square foot lot and is an escape from the ordinary. The main floor offers a great room with an open to above ceiling, a designed with distinction dining room, nook and a kitchen that features modern appliances and cupboard space galore. Upstairs offers 3 comfy and cozy bedrooms with their own ensuites plus laundry. Basement features an LEGAL 2 bedroom suite that is over 900 square feet and yet the owner will have a theatre room and bar room for elegant entertaining. Lifestyles and convenience in one unmatched package.



Frontage	42.00 ft
Type	Residential Detached
Lot	5250 ft <sup>2</sup>
Age	1 year
Style	2 Storey w/Bsmt.
Bedrooms	5
Bathrooms	6
Size	4069 ft <sup>2</sup>

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

**RE/MAX** Dal Sandhu 604-306-3016  
 Re/Max LifeStyles Realty  
 #8 8880 202 St, Langley BC V1M 4E7