TOTAL FINISHED AREA: 5426 SQ.FT. OTHER AREA(S) GARAGES: 956 SQ.FT. UNFINISHED AREA: 153 SQ.FT. 250 SQ.FT.* DECK 20'3" X 11'9" MAIN FLOOR: 1957 SQ.FT. **EATING AREA** 17'7" X 13'4" KITCHEN 16'2" X 10'2" DINING ROOM **FAMILY ROOM** 15'4" X 13'11" 15'7" X 14'7" LIVING ROOM OFFICE GARAGE 15'0" X 11'3" 23'7" X 19'8" **GAMES ROOM** 20'7" X 13'4" BEDROOM LOUNGE AREA 16'5" X 11'1" новву коом MASTER BEDROOM 18'4" X 16'1" RECREATION ROOM BEDROOM 14'7" X 13'11" **LOWER FLOOR** BEDROOM 17'0" X 14'2" FINISHED AREA: 1768 SQ.FT. UNFINISHED AREA(S): 153 SQ.FT. JNFINISHED AREA 12'0" X 11'1" UPPER FLOOR: 1701 SQ.FT.

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



14476 30A Ave, Surrey





Erik Hopkins MACDONALD REALTY LTD



Phone: (778) 919-1298

Email: erik@homesontheweb.ca Website: www.homesontheweb.ca Website: www.14476-30a.com















ERIK HOPKINS
Phone: (778) 919-1298
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Website: www.homesontheweb.ca

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Spacious 5 BDRM, 5 bath home features formal LR, separate DR, den off LRG chef style KTCHN w/ huge island perfect for entertaining, high-end appliances incl gas cooktop stove, DBL convection wall oven, SubZero wine FRDG, granite counters, birch cabinets. Upper boasts 3 spacious BDRMS, over-sized MSTR BDRM w/ grand spa inspired ensuite BTH incl jetted bathtub, LRG walk-in closet. Central VAC, radiant heating, 10' ceilings on main, granite countertops throughout. Enjoy BBQs on deck in private S EXP yard. LRG bright walkout BMT incl oversized craft room, REC/ Games rooms. 4 car GAR suitable for LRG workshop. Located in desirable Elgin Chantrell neighbourhood, steps to Elementary school. This is a "must see". Call for private viewing.

Lot	14285 ft ²
Age	11 years
Style	2 storey w/ Bsmt.
Bedrooms	5
Bathrooms	5
Size	5439 ft ²

For more photos and a virtual tour, please visit: www.14476-30a.com