

Surrey, East Newton **MLS# F1420879** Residential Detached **Active**
6854 142A ST, V3W 0P3



List Price: **\$529,900**

Complex/Subdiv:

Frontage: 59.05 ft	Bedrooms: 3	PID: 011-892-820
Depth/Size: 129.92	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 7672.00	Full Baths: 2	Approx Yr Blt: 1990
Rear Yard Exp: Feet	Half Baths: 1	Age at List Date: 24
Meas Type: Feet	If New GST/HST Incl: RF	Taxes: \$2,846 (2014)
Flood Plain:	Zoning: RF	

View:
 Serv. Connected: **Water, Electricity**

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Slab	Parking Facilities: Garage; Double	
Exterior: Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:	Possession:	Title to Land: Freehold NonStrata
Flooring: Wall/Wall/Mixed	Seller's Interest: Registered Owner	Mortgage Info: \$0
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Natural Gas	Property Disclosure: Y	Out Buildings:
No. of Fireplaces: 2	R/I Fireplaces:	
Fireplace Fuel: Gas - Natural		
Outdoor Area: Patio(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **LT.5 LD.36 SEC.16 TWP.2 PL.78945**

Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 12'8			X			X
Main F.	Dining	11'4 X 9'6			X			X
Main F.	Kitchen	11'4 X 8'			X			X
Main F.	Family Room	16'4 X 13'			X			X
Main F.	Nook	7' X 6'			X			X
Above	Master Bedroom	15' X 12'8			X			X
Above	Bedroom	13' X 10'2			X			X
Above	Bedroom	13' X 10'6			X			X
					X			X
					X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	888	1 3 Piece; Ensuite: N; Level: Above	
Finished Floor Up SqFt:	816	2 2 Piece; Ensuite: N; Level: Main F.	
Finished Floor Down:	0	3 4 Piece; Ensuite: Y; Level: Above	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	1,704	5	
		6	
Unfinished Floor:	0	7	
Grand Total Floor Area:	1,704	8	

Listing Broker(s): **HomeLife Benchmark Rlty (Clow)**

Pride of ownership shows in this beautifully kept 2 storey home on a very quiet no thru street. Elementary school and parks, just minutes away. This freshly painted home boast engineered hardwood floor, large mouldings and an amazing outdoor deck. Open living area and kitchen make entertaining fun. The large private backyard is perfect for hosting family events or just let the kids run. The 3 large bedrooms upstairs and the master bedroom with ensuite and deep walk-in closet will make you feel at home. Penfolds 25year warranty roof will give you piece of mind. Don't miss out. Book your showing today.



6854 142A Street

Custom Built Foxridge Beauty

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Age	1990
Style	2 storey
Bedrooms	3
Bathrooms	2.5
Size (sqft)	1704
Lot (sqft)	7672

604-574-0161
 info@katronisrealestate.com



NO SUBSTITUTE FOR **HARD WORK**

HomeLife Benchmark Realty Corp. 103 5830 176 A Street, Surrey, BC

Visit www.katronisrealestate.com for more info, photos and virtual tours.

Home Features:

- Upgraded Engineered Hardwood floors and Carpeting
- Newer Gas Fireplaces and beautiful custom Crafted mantle
- Huge rear yard with large Wood Deck
- Penfolds 25 year old warranty roof (10 years old)
- Updated Gutters

What the Owner Said:

Our family enjoyed this home for 23 years. So nice to have schools, shopping and bus all walking distance. Hazelnut Park was added just after we moved here and it's nice walking the trails. The large outside decks have always been a wonderful extension of our home in the summer. The large gardens are mostly perennials, so there is not a lot to gardening. Our hope is that this home will be cared for as we have, and will create many happy memories for the future owners.



Schools in the Area

Elementary
K-7 Georges Vanier Elementary

Secondary
8-12 Frank Hurt Secondary

Map

