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[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**6163 172 Street, Langley**

**\$798,800.00**

**Family Home Cloverdale**  
**1118 Sq. Ft. on Main Plus 1168 Sq. Ft. Finished Basement**

Neat and clean, family home in terrific Cloverdale location boasts attractive decor, updated windows, updated flooring including laminate in the basement. Spacious upper level boasts entertainment sized living room, country kitchen with scads of cabinets, spacious eating area, four piece bath and two spacious bedrooms including master bedroom with two piece ensuite. Lower level has bedroom area associated with the upper floor and gorgeous very spacious two bedroom suite with attractive laminate flooring, very spacious kitchen with lots of cabinets, four piece bath and shared laundry. Fenced yard with drive through under carport with RV parking area in rear.

**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: 1,118 SQUARE FEET.**

**Living Room: 17'6 x 13'2** – Entertaining is easy in the spacious living room.



**Kitchen: 10'7 x 9'7** – Country kitchen with laminate floors, scads of cabinets and spacious eating area with door to landing and stairs.





**Master Bedroom: 15'2 x 12'2 - With 2 Piece Ensuite and Walk-in Closet 2 Piece Ensuite:**



**Bedroom: 14'3 x 10'10**



#### **4-Piece Bathroom:**



### **BASEMENT: 1168 Square Feet**

**Entry Hall: 7'6 x 7'4-** Very spacious entry allows you to greet guests out of the weather.



#### **Den: 10'6 x 8'3**





**Laundry: 7' x 6'**



## **Unauthorized Suite**

**Living Room: 15'9 x 15'2**



**Dining Room: 15'2 x 9'5**



**Kitchen: 10' x 8'1**



**4-Piece bathroom**



**Bedroom: 12'3 x 9'9**



**Bedroom: 9' x 8'1**

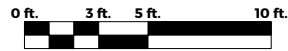
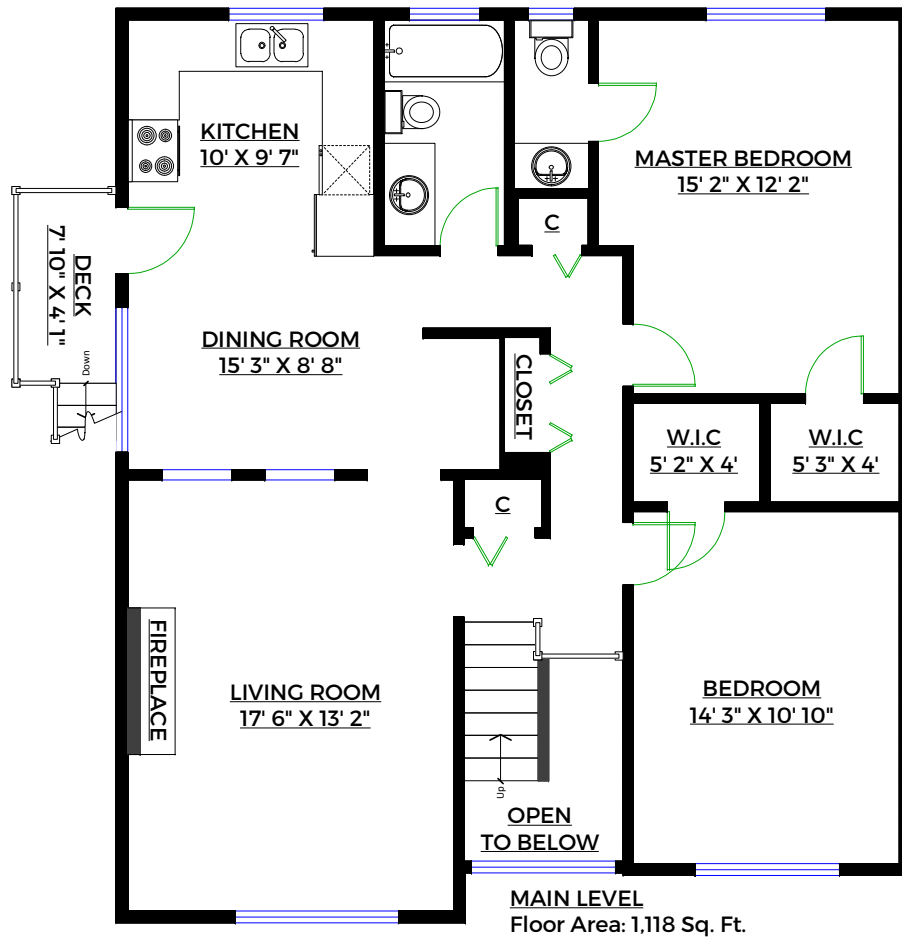




**Prudential**

Doug and Bonnie Mitten  
604-290-5480

**6163 172 Street,  
Surrey, B.C.**

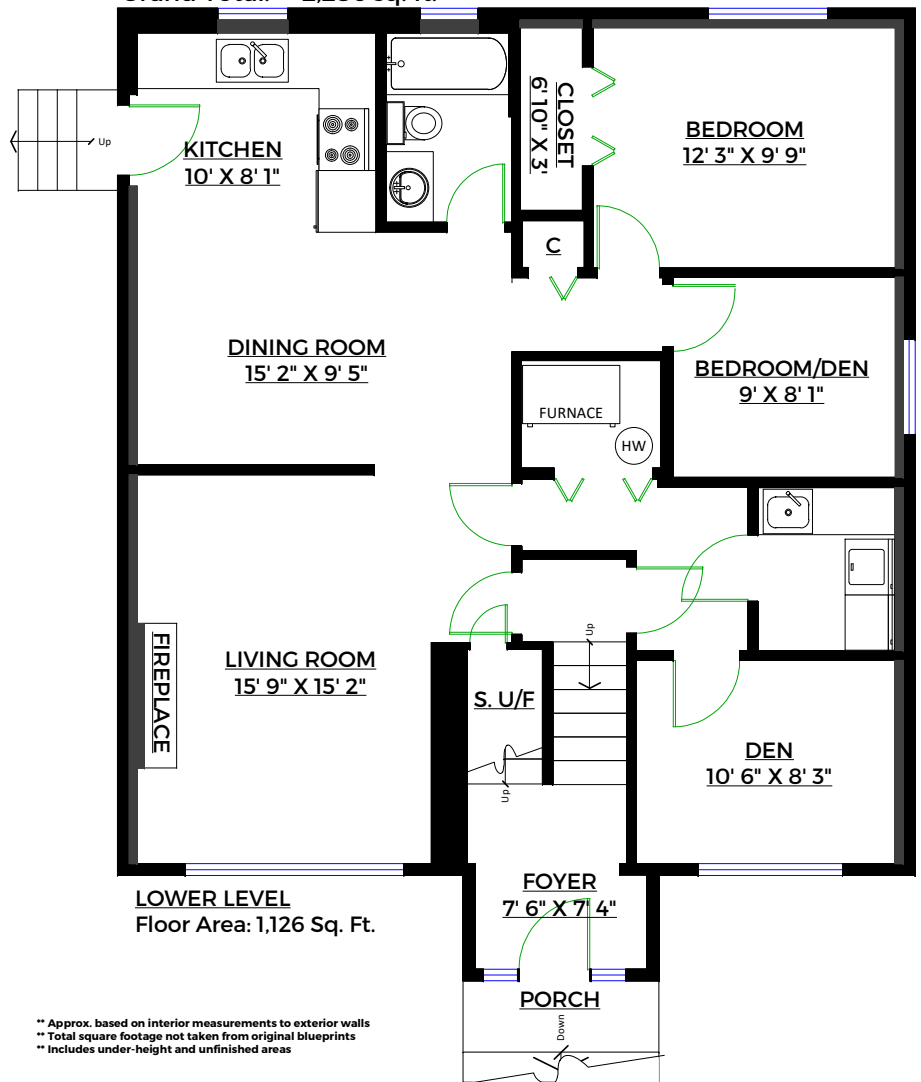


**Totals\*\***

Main Level: 1,118 sq. ft.  
Lower Level: 1,126 sq. ft.  
Total (Fin.): 2,244 sq. ft.  
Storage: 17 sq. ft.  
Mechanical: 25 sq. ft.  
Grand Total: 2,286 sq. ft.

**Other Areas\*\***

Porch: 23 sq. ft.  
Side Entry: 16 sq. ft.  
Deck: 32 sq. ft.  
Total: 71 sq. ft.



\*\* Approx. based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints  
\*\* Includes under-height and unfinished areas



## **Features of this Fine Home:**

- ⌘ **Neat And Clean, Family Home In Terrific Cloverdale Location Boasts Attractive Decor, Updated Windows, Updated Flooring Including Laminate In The Basement.**
- ⌘ **Spacious Upper Level Boasts Entertainment Sized Living Room, Country Kitchen With Scads Of Cabinets, Spacious Eating Area, Four Piece Bath And Two Spacious Bedrooms Including Master Bedroom With Two Piece Ensuite.**
- ⌘ **Lower Level Has Bedroom Area Associated With The Upper Floor And Gorgeous Very Spacious Two Bedroom Suite With Attractive Laminate Flooring, Very Spacious Kitchen With Lots Of Cabinets, Four Piece Bath And Shared Laundry.**

**LOT:      60 x 120 – 7200 Sq. Ft.**

- ⌘ **Fenced Yard With Drive Through Under Carport With RV Parking Area In Rear.**

