

**For Multi-Picture Tours Go To:  
[www.mitten-realty-services.com](http://www.mitten-realty-services.com)**



**19094 70 Avenue**

**\$1,158,800.00**

**Gorgeous Family Home With Craftsman Styling  
Desirable Clayton Location – Across From School & Close to Parks,  
Shopping & Amenities**

Gorgeous 2668 square foot Craftsman style family home with 9' ceilings, attractive millwork, great curb appeal and front porch to relax on in desirable Clayton Heights location across from a school and close to parks and amenities. Entertaining is easy in the great room with gas fireplace and adjoining dining area with attractive laminate floors. Kitchen with shaker style cabinets, stainless appliances, pantry and island with breakfast bar. Main floor flex room for home office. Two piece powder room on main floor for convenience of guests. Upper level boasts loft area, three spacious bedrooms and two full baths including spacious master bedroom with four piece ensuite with separate shower and soaker tub and walk-in closet. Professionally finished basement with bedroom, four piece bath, laundry, storage room, games room, and recreation room with exterior entrance. Attractive deck, and double garage with additional parking pad. A gorgeous Craftsman style family home in a fabulous location conveniently located across from school and close to park, and all of the amenities of Clayton Heights with excellent access to the freeway makes this an absolute must see.



*Performance  
Proven. Price. Realty.*

**The Mitten**  
REAL ESTATE TEAM

**Doug, Bonnie & David Mitten**

**604-533-3231**

All information contained in this brochure while thought to be accurate is not guaranteed to be accurate and should be verified by the purchaser.

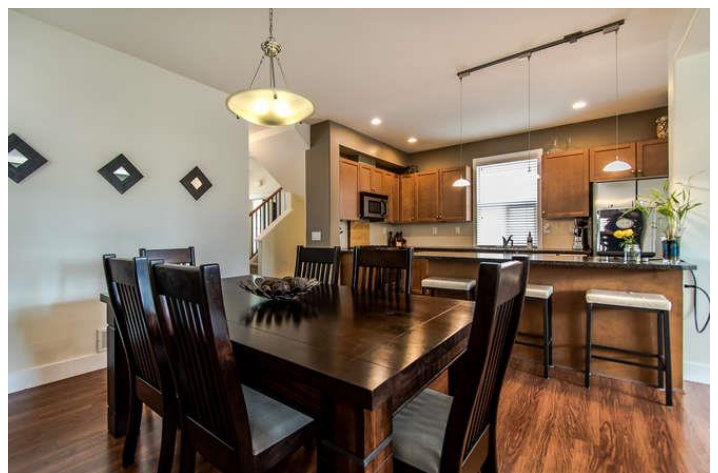
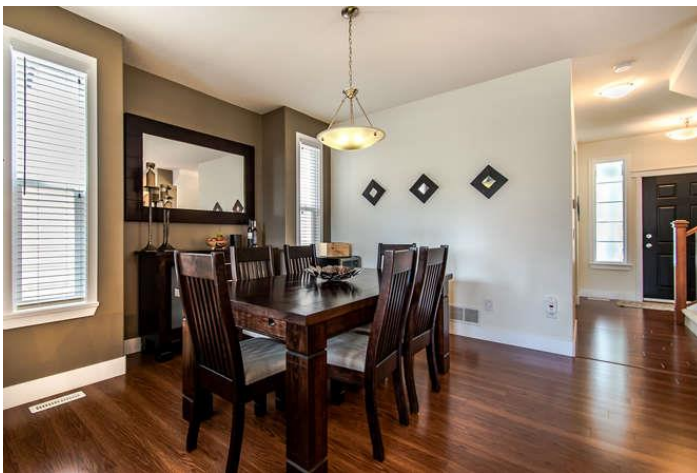
# Features Of This Fine Home...

**Main Level:     898 Square Feet.**

**Great Room: 17'2 x 13'9**



**Dining Room: 13' x 12'1**



**Kitchen: 13'3 x 9'6**





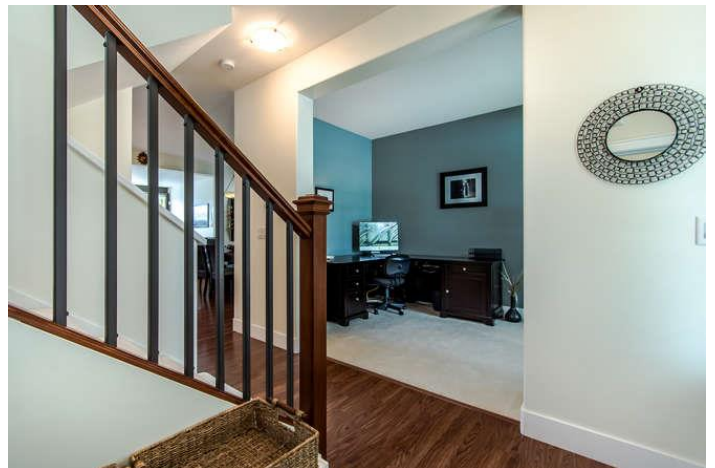
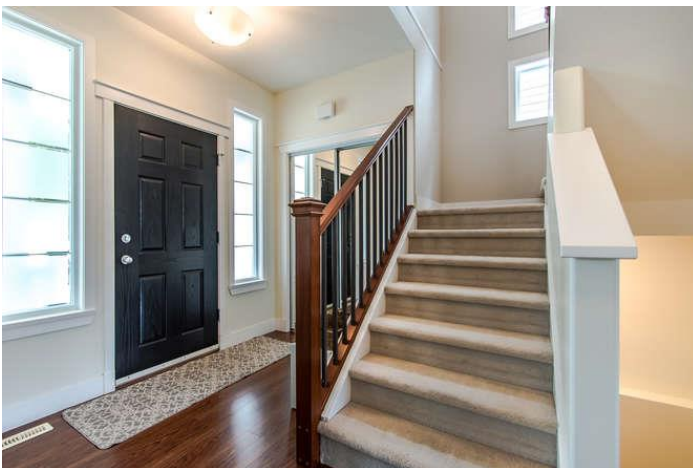
**Den: 11'11 x 8'6**



**Powder Room:**



**Foyer: 21'6 x 5'2**



## **UPPER LEVEL: 903 Square Feet**

**Flex Space: 13'2" x 7'5"**



**Master Bedroom: 14' x 12'2"**



**Walk-in Closet: 6'9" x 4'10"**

**4 Piece Master Ensuite With Separate Shower & Soaker Tub**





**Bedroom: 10'11 x 10'**

**Main Bathroom:**



**Bedroom: 14'5 x 10'**



**BASEMENT: 867 Square Feet**

**Recreation Room: 19'5 x 14'1**



**Games Room: 11'3 x 8'2**



**4 - Piece Bathroom:**



**Laundry Room: 7'9 x 6'6**





**Bedroom: 11'3 x 7'9**



**2019 Annual Taxes:      \$4608.67**

### **Features Of This Fine Home:**

- ✧ **Gorgeous 2668 Square Foot Craftsman Style Family Home With 9' Ceilings, Attractive Millwork, Great Curb Appeal And Front Porch To Relax On In Desirable Clayton Heights Location Across From A School And Close To Parks And Amenities.**



- ✧ **Entertaining Is Easy In The Great Room With Gas Fireplace And Adjoining Dining Area With Attractive Laminate Floors.**
- ✧ **Kitchen With Shaker Style Cabinets, Stainless Appliances, Pantry And Island With Breakfast Bar.**
- ✧ **Main Floor Flex Room For Home Office.**
- ✧ **Two Piece Powder Room On Main Floor For Convenience Of Guests.**
- ✧ **Upper Level Boasts Loft Area, Three Spacious Bedrooms And Two Full Baths Including Spacious Master Bedroom With Four Piece Ensuite With Separate Shower And Soaker Tub And Walk-In Closet.**
- ✧ **Professionally Finished Basement With Bedroom, Four Piece Bath, Laundry, Storage Room, Games Room, And Recreation Room With Exterior Entrance.**

**☞ Attractive South Facing Deck Will Facilitate Your Outdoor Entertaining.**



**☞ Double Garage With Additional Parking Pad.**



**☞ A Gorgeous Craftsman Style Family Home In A Fabulous Location Conveniently Located Across From School And Close To Park, And All Of The Amenities Of Clayton Heights With Excellent Access To The Freeway Makes This An Absolute Must See.**

**Lot: 29.86' x 96.08 – 3913 Square Feet**



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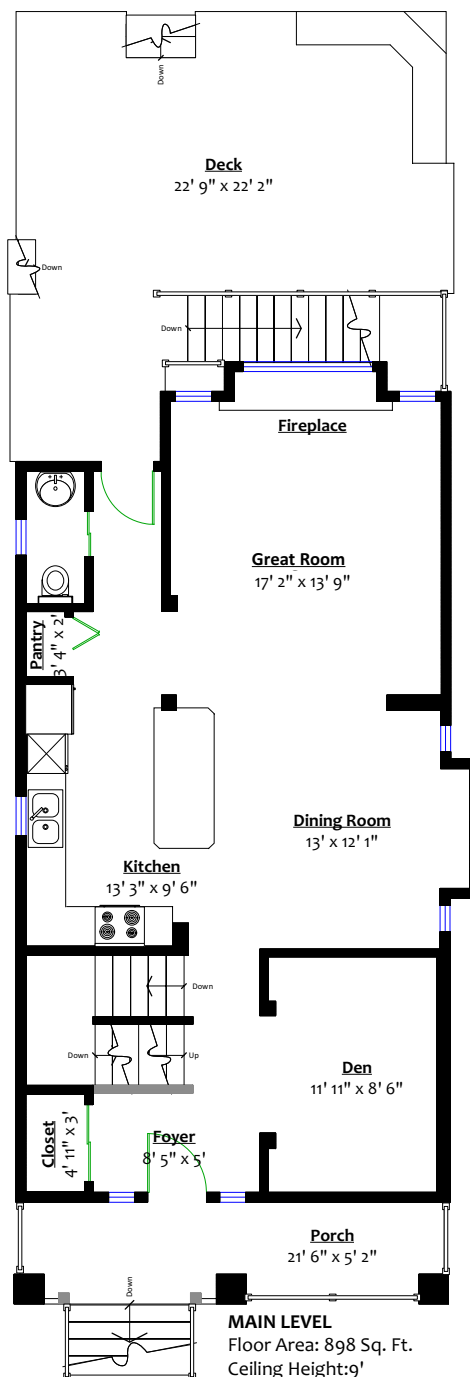
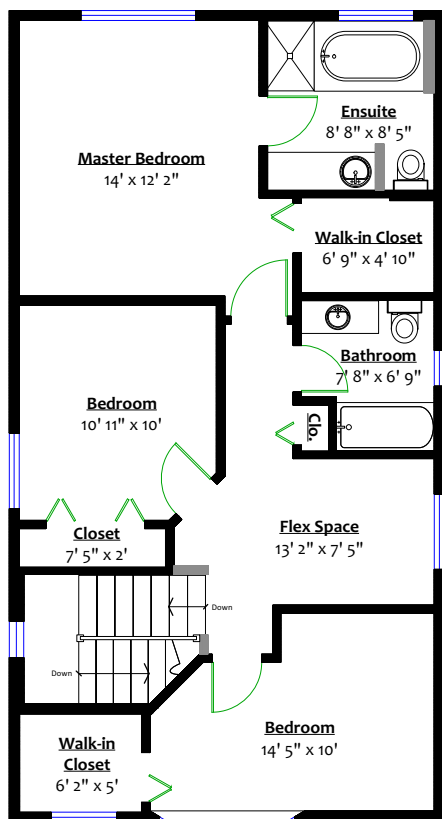
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# 19094 70 Avenue, Surrey, B.C.

## Totals\*\*

Main Level:	898 sq. ft.	Detached Garage:	344 sq. ft.
Upper Level:	903 sq. ft.	Porch:	101 sq. ft.
Lower Level:	867 sq. ft.	Deck:	368 sq. ft.
Total:	2,668 sq. ft.	Total:	814 sq. ft.



## DETACHED GARAGE

Floor Area: 344 Sq. Ft.  
Ceiling Height: 8' 2"

