







## FEATURE LIST

13156 19A AVENUE, SOUTH SURREY

### PROPERTY:

6,108 sq ft Lot Size

3 Level Home 4,385 sq ft

5 Bedrooms, 4.5 Bathrooms

Finished Basement Level that can be converted to a 2 bedroom legal suite for family or rental (basement private entrance)

Backyard Patio and Fenced Yard

Oversized Double Garage

### INTERIOR:

20' Ceiling Entrance Foyer

Oversized Gourmet Kitchen with high end integrated Appliance Package

Large Kitchen Island with seating

2<sup>nd</sup> Prep / Wok Kitchen

White Mable Kitchen and Master Bath Counter Tops

Personal Gym & Yoga Studio with mirrored wall and TV.

Private Basement Bar plus separate Media Room

Master Bathroom has spa inspired ensuite

Control 4 Smart Home

Radiant In-Floor Heating

Air Conditioning, HRV, Security Camera System & Alarm System, In Ground Sprinkler System

Hardwood and/or Tile Flooring throughout

1 Gas Fire Place and 2 Electric Fire Places

Custom designed octagonal shape Dining Room with coffered ceiling

Filtering / Sheer Shade Window Treatments throughout.