



Beautifully finished basement with a family room, game room, hobby room, bedroom and full bath.



2 tiered decks and patios overlook your south backyard oasis with a 39 x 20 in-ground pool and mature greenery and privacy hedges. Wonderful long time neighbors all around get together for dinner parties annually.



14500
80th Avenue, Surrey



BRITISH MANOR PARK

Visit this property online at

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BRITISH MANOR EXECUTIVE ESTATE HOME...

...on a 1/2 acre GD lot. 2 story plus walkout fully finished basement with a full bath is easily converted to a nanny's quarters. This home is an entertainer's dream with separate formal dining/living rooms that are perfect for large gatherings.



PROPERTY OVERVIEW

| | |
|-------------------------|--|
| Style: | 2 Story British Manor Executive Estate |
| Bedrooms: | 5 + Den |
| Baths: | 3 Full, 1 Half |
| Fireplaces: | 2 Natural Gas & Wood (Living & Family Room) |
| Year Built: | 1991 |
| Heat: | Heat Pump, Age 6 Years Furnace Last Serviced 2015 |
| Hot Water Tank: | Age 9 Years |
| Gas Shut-Off: | By Gas Meter |
| Water Shut Off: | By Hot Water Tank |
| Cooling: | Central A/C |
| Roof: | Wood Shingles, Age 3 Years |
| Square Feet: | 1,628 Main Floor 1,018 Upper Floor 1,628 Basement, 7'10 Ceiling 4,274 Total |
| Lot Size: | 1/2 Acre (13,971 sq. ft.) 98' W x 142'D |
| Garage: | 3-Car Attached, 7'1 Door Hght 19'8 x 25'4 x 22'L |
| Alarm: | Built-In, Alarm Force |
| Mail Delivery: | C Box on 80th |
| Garbage Day: | Thursday |
| Taxes: | \$4,837.56 (2018) |
| On Sewer and City Water | |
| Improvements: | Sprinklers, New Pool Liner 2016, New Gutters, Rubberized Paving, Bar in the Basement |

ROOM DIMENSIONS

MAIN FLOOR

| | |
|--------------|-------------|
| Foyer: | 15'2 x 10'7 |
| Living Room: | 16'6 x 13'0 |
| Dining Room: | 14'2 x 12'3 |
| Family Room: | 16'0 x 13'6 |
| Kitchen: | 16'0 x 13'2 |
| Den: | 11'2 x 10'0 |
| Laundry: | 13'6 x 6'4 |

UPPER FLOOR

| | |
|-----------------|-------------|
| Master Bedroom: | 21'3 x 13'0 |
| Bedroom: | 12'6 x 10'0 |
| Bedroom: | 11'0 x 10'6 |
| Bedroom: | 15'0 x 12'6 |

BASEMENT

| | |
|--------------|--------------|
| Family Room: | 16'0 x 13'0 |
| Games Room: | 24'4 x 12'10 |
| Hobby Room: | 11'0 x 9'2 |
| Bedroom: | 13'7 x 10'9 |

OUTSIDE

| | |
|------------|----------------------------|
| Driveway: | 39'0 x 22'0 |
| Pool: | 39'0 x 20'0, 3-8 feet deep |
| Pool Shed: | 12'0 x 8'0 |

SCHOOLS

| | |
|-------------------|---------------------|
| Elementary: | Janice Churchill |
| French Immersion: | Ecole Woodward Hill |
| High School: | Enver Creek |

| | |
|---------------------|--------------|
| Purchase Price: | \$830,000.00 |
| Reason for Selling: | Downsizing |
| Years Resided: | 10 years |

Neighbors: Long time Owners with Teens, Some with Small Kids and Some Empty Nesters.

The master bedroom with 5 piece ensuite bath, and walk-in closet make for a welcome retreat. The upper level also includes 3 additional bedrooms and a 4 piece bath.



No expense spared over the years with extensive renovations such as a new rubberized driveway \$25k, hardwood floors \$30k, \$40k on landscaping, new pool liner, newer roof \$30k plus in-ground sprinklers, triple garage and a heat pump with A/C. One look is all it will take!



The cozy family room with fireplace,
flows into the spacious kitchen.

Main floor study.

