

For Multi-Picture Tour Go To:
www.mitten-realty-services.com



7761 192 Street, Surrey

\$1,988,888.00

A Gorgeous Setting To Enjoy Life And Raise Your Family
3027 Square Foot Rancher With Basement
Parklike 2.44 Acres With Great Holding Potential For Future Development

1715 square foot rancher with basement on gorgeous and parklike 2.44 acre property offers a great opportunity to raise your family on a super holding property with potential for future development. Gorgeous, parklike 2.44 acres with bridge over small creek, greenhouse, double carport, RV parking, attached workshop and gated circular driveway. Spacious family rancher with 1715 square foot on main floor and 1315 square foot in basement with partly updated kitchen with countertop stove, wall oven, stainless dishwasher and fridge and updated counters and door to large deck overlooking parklike setting, spacious great room with cozy gas stove and adjoining dining area, play room, family room with wood fireplace, master bedroom with two piece ensuite, four piece main bath and den (doubles as bedroom). Lower level with bdrm, tons of storage, hobby room and spacious workshop (not included in square foot). Opportunity is knocking with this terrific holding property.

Doug or Bonnie Mitten

at



Prudential

**Power Play
Realty**

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.

Main Floor Area: 1715 Square Feet

Foyer: 11' x 3'7"



Living Room: 24'1 x 13'5"



Dining Room: 13'10 x 13'7"



Kitchen: 18'1 x 10'



Play Room: 11'1 x 10'5



Family: 17' x 15



4-Piece Main Bathroom



Master Bedroom: 14' x 10'9



Den/Bedroom: 10'9 x 8'8



Lower Floor Area: 1312 Square Feet

Storage: 19'2 x 13'9

Bedroom: 16'5 x 12'11



Flex Space: 16'3 x 7'2



Laundry: 29'1 x 9'10



Storage/Utility: 13'7 x 7'3
Garage/Workshop: 22'11 x 18'9

FEATURES OF THIS FINE HOME:

- 🏡 **1715 Square Foot Rancher With Basement On Gorgeous And Parklike 2.44 Acre Property Offers A Great Opportunity To Raise Your Family On A Super Holding Property With Potential For Future Development.**
- 🏡 **Spacious Family Rancher With 1715 Square Foot On Main Floor And 1315 Square Foot In Basement With Partly Updated Kitchen With Countertop Stove, Wall Oven, Stainless Dishwasher And Fridge And Updated Counters And Door To Large Deck Overlooking Parklike Setting, Spacious Great Room With Cozy Gas Stove And Adjoining Dining Area, Play Room, Family Room With Wood Fireplace, Master Bedroom With Two Piece Ensuite, Four Piece Main Bath And Den (Doubles As Bedroom).**
- 🏡 **Lower Level With Bdrm, Tons Of Storage, Hobby Room And Spacious Workshop (Not Included In Square Foot). Opportunity Is Knocking With This Terrific Holding Property.**

Detached Carport: 31' x 19'7 (overall)

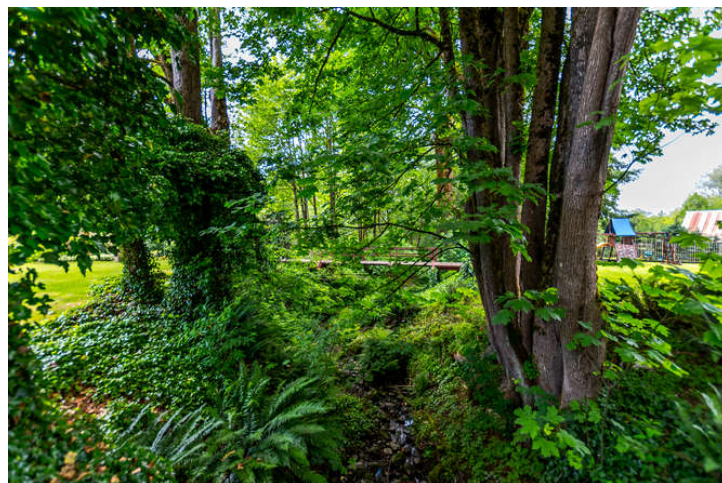
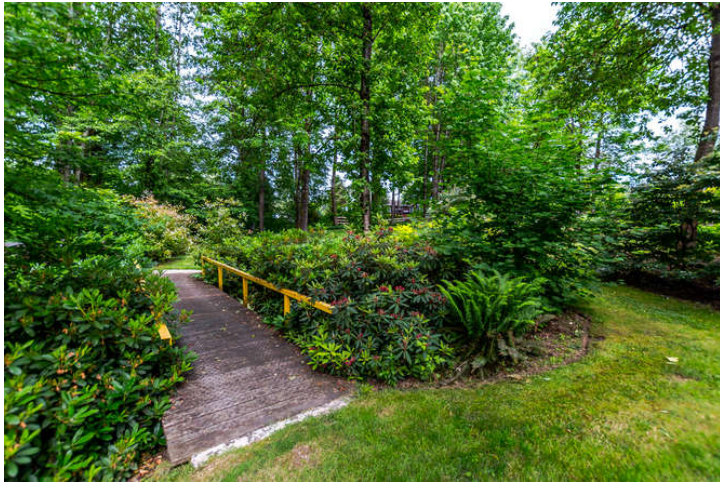
Property: 154' x 688' - 2.44 Acres

- 🏡 **Gorgeous, Parklike 2.44 Acres With Bridge Over Small Creek, Greenhouse, Double Carport, RV Parking, Attached Workshop And Gated Circular Driveway.**

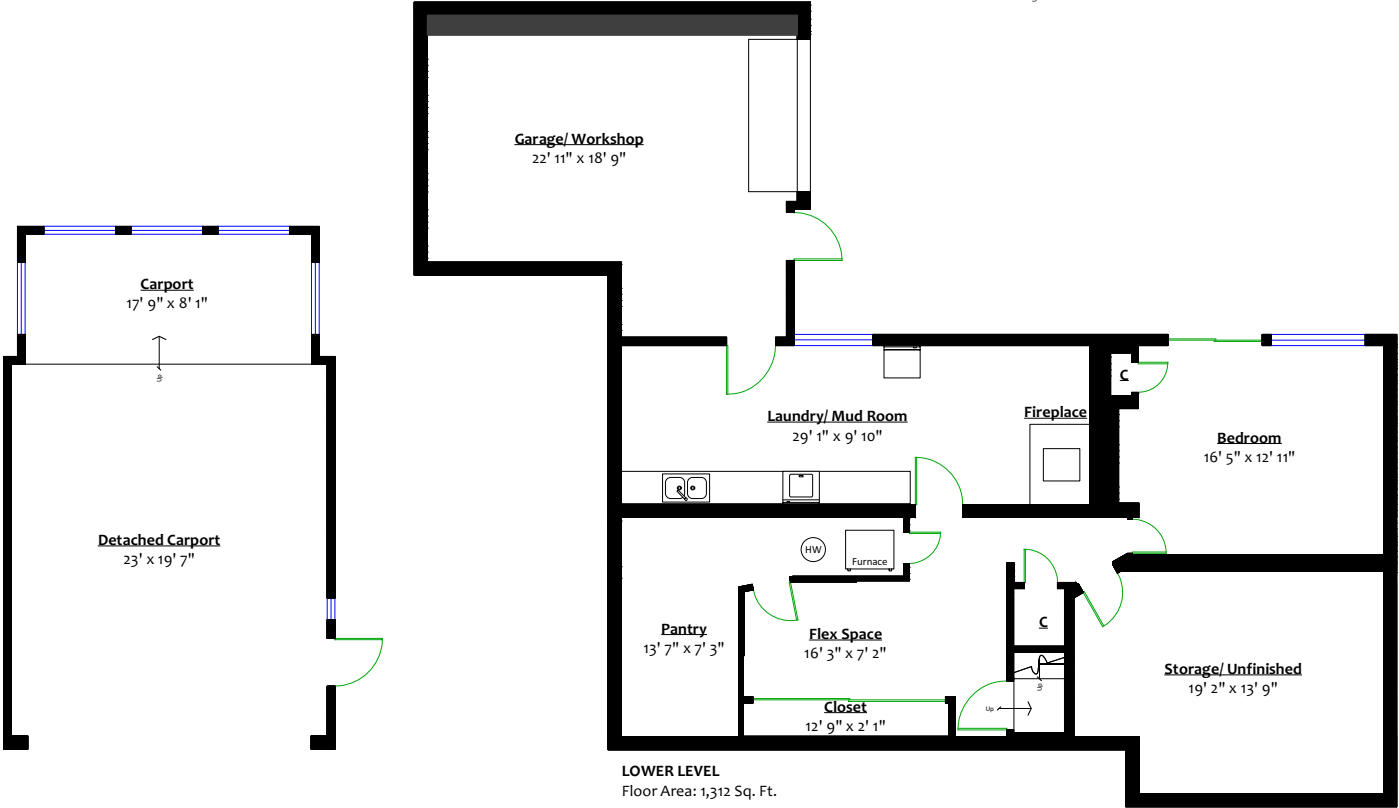
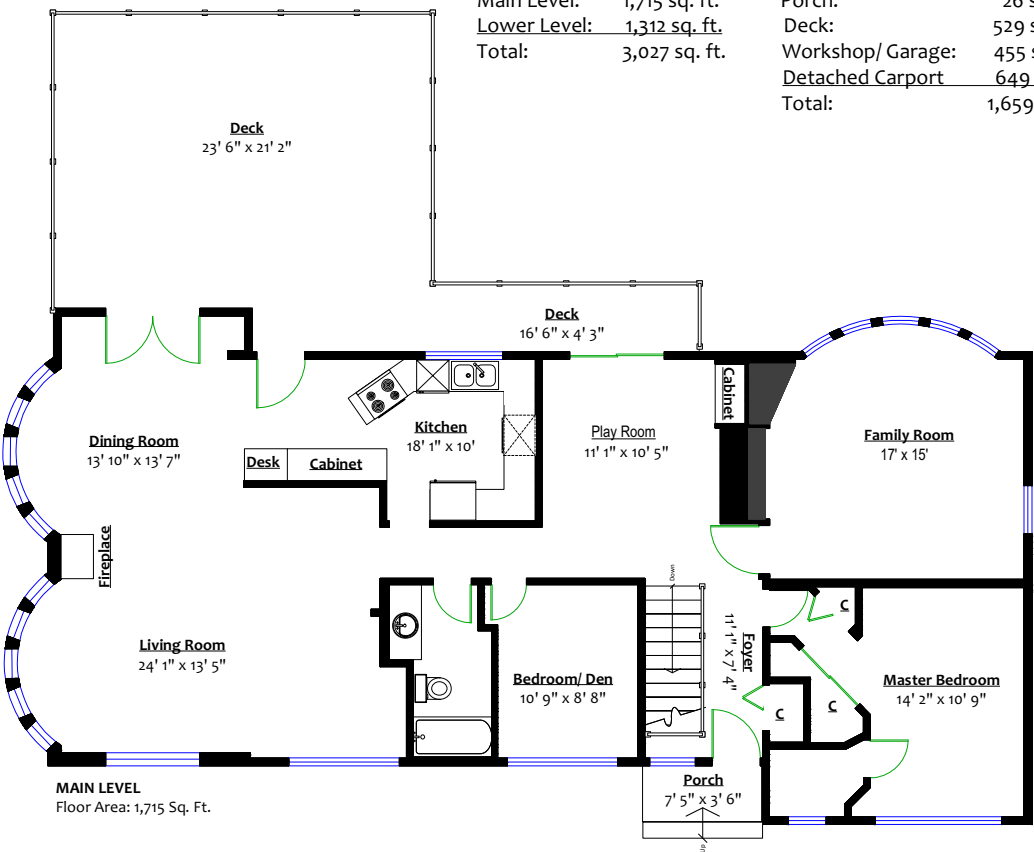


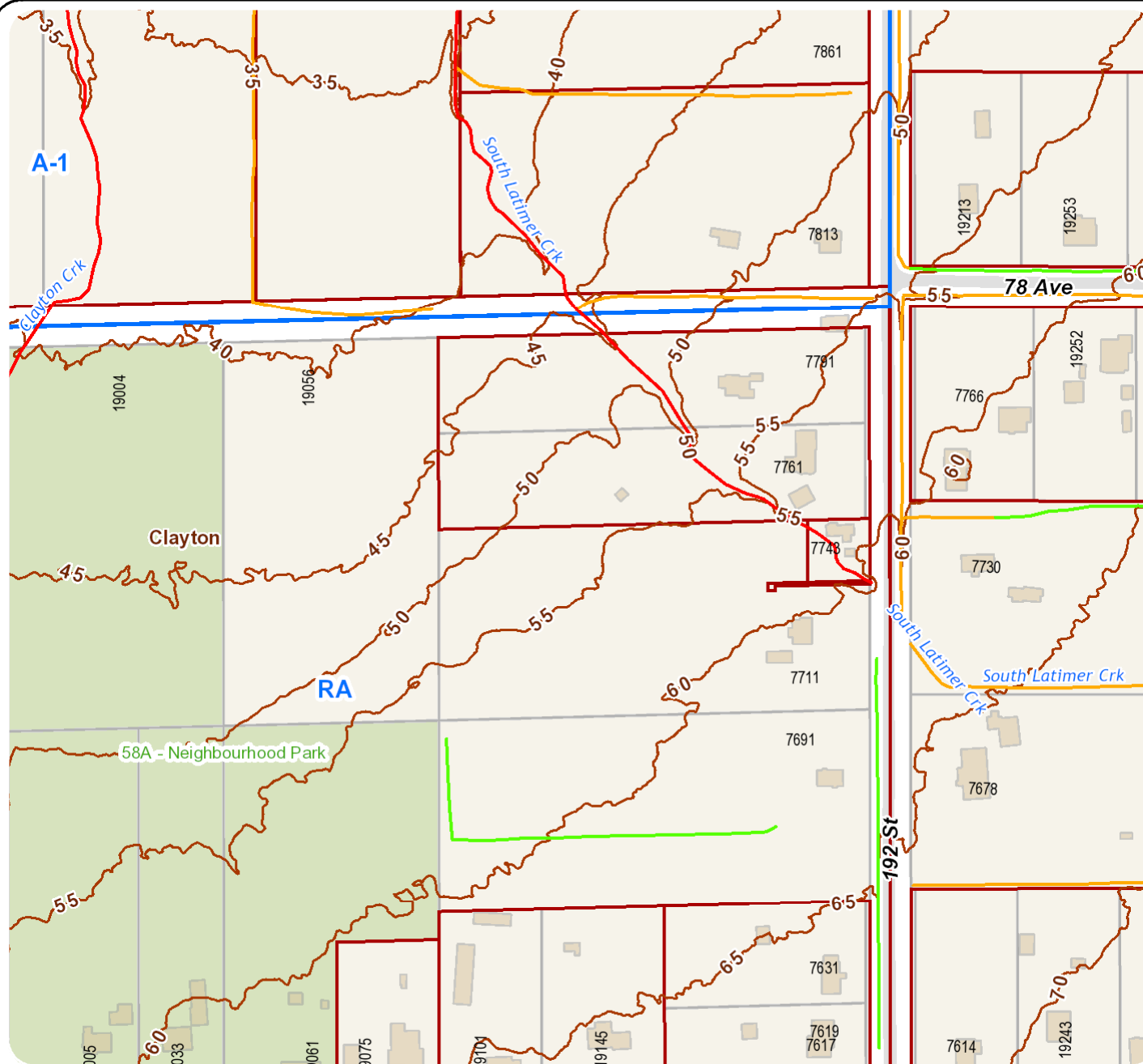






Totals**		
Main Level:	1,715 sq. ft.	Porch: 26 sq. ft.
Lower Level:	1,312 sq. ft.	Deck: 529 sq. ft.
Total:	3,027 sq. ft.	Workshop/ Garage: 455 sq. ft.
		Detached Carport 649 sq. ft.
		Total: 1,659 sq. ft.



**Legend**

Dog-Off-Leash Area (labels)

Park (labels)

Plaza/Square (labels)

Trails and Paths

Fish Class (Open Channels)

A

AO

B

C

Unknown

Fish Class (Water Bodies)

A

AO

B

C

Unknown

Water Courses

River

Creek

Ditch

Contours - 5 metre

Dev Apps - All

Land Use Contracts

Scale: 1:3,008

