

R2913958 House/Single Family		15419 34 AVENUE SURREY Morgan Creek, V3Z 0K6		Residential Detached \$2,049,000 (LP)	
Depth/Size (ft):	80	Bedrooms:	4	Approx. Year Built:	2006
Frontage (ft):	52.00	Bathrooms:	4	Age:	18
Lot Area: (sq.ft.)	4,263.00	Full Baths:	3	Zoning:	RF-12
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,979.60
Rear Yard Exp:	North			For Tax Year:	2023
View:				P.I.D.:	026-626-934
Style of Home:	2 Storey w/Bsmt.		Parking:	Total: 4 - Covered: 2	
Construction:	Frame - Wood		Covered Parking:	2	
Exterior:	Brick,Mixed,Wood		Parking Access:	Front	
Foundation:			Parking:	Add. Parking Avail.,Garage; Double	
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Electric,Forced Air,Natural Gas		Property Disc:	Yes	
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard		PAD Rental:		
Type of Roof:	Tile - Composite		Fixtures Leased:	No	
Floor Finish:	Hardwood,Wall/Wall/Mixed,Carpet		Fixtures Rmvd:	No	

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 2, PLAN BCP22773, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling

Bylaw Restrict:

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'4 x 13'2	Above	Walk-In Closet	5'2 x 8'10	Bsmt	Bedroom	16'4 x 12'9
Main	Dining Room	19'8 x 10'5	Above	Bedroom	11'7 x 12'11	Bsmt	Storage	8'2 x 6'4
Main	Kitchen	10'6 x 15'1	Above	Bedroom	11'7 x 14'1			
Main	Eating Area	9'7 x 11'5	Above	Laundry	7'4 x 6'7			
Main	Family Room	17'5 x 14'3	Above	Walk-In Closet	3'5 x 4'9			
Main	Foyer	5'9 x 7'3	Bsmt	Study	16'3 x 13'1			
Above	Primary Bedroom	14'5 x 16'11	Bsmt	Recreation Room	22'3 x 14'5			

Finished Floor (Main):	1,266 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,196 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,251 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	3,713 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	3,713 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Foxridge family home in Rosemary Heights!South facing living and dining room with large windows, high ceiling and hardwood flooring, kitchen has quality cabinets, s/s appliances, granite countertops and island plus cozy family room and nice backyard with patio. Upper level offering spacious primary bedroom, WIC, 5-piece ensuite plus 2 more bedrooms, shared bath & large flex/den for office space.Basement is fully finished with huge rec-room, 1 bdrm,1 game room and one full bathroom, separate entrance, lots of room for an in-law suite, just waiting for your ideas. Walking distance to different levels of schools, daycare, community centre, shops, transit, golf Course and easy access to highway 99. Open house Aug 17 Sat 2-4PM