

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2004
Frontage (ft):		Bathrooms:	4	Age:	20
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,146.06
Rear Yard Exp:	Southwest	Maint. Fee:	468.15	For Tax Year:	2023
View:	No			P.I.D.:	026-006-600

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	HUGH MCKINNON REALTY LTD - 604-531-1909
Complex / Subdiv:	ROCKWELL
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 45 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS591
Amenities:	Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'5 x 12'6	Above	Bedroom	11'6 x 9'11
Main	Dining Room	13'7 x 8'10	Bsmt	Bedroom	18'1 x 10'4
Main	Kitchen	13'2 x 10'1	Bsmt	Family Room	15'4 x 14'8
Main	Den	11'9 x 10'4	Bsmt	Storage	8'3 x 6'
Main	Foyer	6'3 x 3'7	Bsmt	Utility	13'9 x 9'
Above	Primary Bedroom	17' x 14'7			
Above	Bedroom	12' x 9'8			

Finished Floor (Main):	828 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	900 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	811 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	2,539 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,539 sqft	# Of Pets:				

MORGAN CREEK - The Rockwell complex, a detached two storey with finished basement 2,539 sqft townhome in fantastic Morgan Creek location. Main floor features high ceilings with an open plan concept with spacious kitchen, large living room and eating area that overlooks your private, fenced backyard plus a den. 3 bedrooms upstairs, with a fantastic master bedroom. Recreation room and a fourth bedroom in the basement. Steps to Elementary school, golf course, shopping and park. School catchment: Rosemary Heights Elementary & Grandview Heights Secondary.