

Depth/Size (ft):	93	Bedrooms:	5	Approx. Year Built:	2023
Frontage (ft):	46.00	Bathrooms:	5	Age:	1
Lot Area: (sq.ft.)	4,111.00	Full Baths:	4	Zoning:	
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$5,184.00
Rear Yard Exp:				For Tax Year:	2023
View:	Yes			P.I.D.:	029-642-451

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Electric,Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	No
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Concrete,Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Mountain view
Mgmt. Company:	
Complex / Subdiv:	Morgan Heights
Services Connected:	Community
Legal:	LOT 27, PLAN EPP51994, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	Air Cond./Central
Site Influences:	Central Location,Golf Course Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	13' x 10'	Above	Bedroom	11'4 x 12'6	Bsmt	Bedroom	10'4 x 12'
Main	Foyer	5' x 14'	Above	Bedroom	11'6 x 11'			
Main	Wok Kitchen	6' x 9'	Above	Bedroom	10'6 x 13'6			
Main	Kitchen	14'8 x 9'	Above	Laundry	3'6 x 6'			
Main	Nook	12'6 x 9'	Bsmt	Games Room	15'4 x 17'			
Main	Great Room	15'4 x 15'4	Bsmt	Kitchen	8'8 x 16'			
Above	Bedroom	15'2 x 15'1	Bsmt	Living Room	10'6 x 14'			

Finished Floor (Main):	1,075 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,250 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,075 sqft	Suite:	Legal Suite	Above	4	Yes
Finished Floor (Total):	3,400 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished	Bsmt	4	No
Grand Total:	3,400 sqft	Beds In Bsmt:	1 / 5			
		# Of Pets:				

Welcome to Morgan Heights in desirable South Surrey White Rock, distinctive single family home with one bedroom legal suite. Stunning custom built beautiful home on 4111 square feet lot, spicy kitchen with gas stove, stainless steel Jennair appliances, custom cabinets, 4 bedrooms & 3 full baths upstairs, Master bedroom with huge walk-in-closet and seated shower in luxury ensuite, mountain view from den & master bedroom, fully finished basement with one bedroom legal suite and a theatre room for upstairs use. Central Air Condition, built in vacuum, 96% high efficient furnace, on demand tankless hot water, LED lights, built in surveillance cameras, alarm system, close to schools & transit, minutes away from Grandview shopping, easy access to Hwy 99 GST not included in price, easy to show.