

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1996
Frontage (ft):	83.00	Bathrooms:	5	Age:	28
Lot Area: (sq.ft.)	10,813.00	Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	2	Gross Taxes:	\$7,915.15
Rear Yard Exp:	Southwest			For Tax Year:	2023
View:	Yes			P.I.D.:	018-989-543

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Golf Course
Mgmt. Company:	
Complex / Subdiv:	MORGAN CREEK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 56, PLAN LMP18980, SECTION 25, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Golf Course Dev.,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	RE/MAX Colonial Pacific Realty, RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'0 x 14'6	Above	Primary Bedroom	20'2 x 13'10	Below	Family Room	18'3 x 16'6
Main	Living Room	16'4 x 13'10	Above	Bedroom	12'9 x 10'8	Below	Bedroom	13'2 x 11'6
Main	Dining Room	19'0 x 13'11	Above	Bedroom	12'4 x 9'10	Below	Den	10'8 x 9'11
Main	Family Room	14'6 x 13'5	Above	Laundry	10'5 x 9'8	Below	Laundry	9'8 x 8'4
Main	Office	10'5 x 9'8	Above	Walk-In Closet	12'9 x 7'2	Below	Storage	9'8 x 8'2
Main	Eating Area	8'2 x 6'2	Below	Kitchen	12'2 x 9'5			
Main	Foyer	10'3 x 9'8	Below	Dining Room	15'0 x 13'6			

Finished Floor (Main):	1,701 sqft	# Of Rooms:	19	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,279 sqft	# Of Kitchens:	2	Main	2	No
Finished Floor (Below):	1,558 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Unauthorized Suite	Above	4	Yes
Finished Floor (Total):	4,538 sqft	Crawl/Bsmt Height:		Below	4	No
Unfinished Floor:	0 sqft	Basement:	Full	Below	2	No
Grand Total:	4,538 sqft	Beds In Bsmt:	0 / 4			
		# Of Pets:				

Welcome to your DREAM HOME nestled in the heart of a prestigious golf course community, MORGAN CREEK! IDEALLY LOCATED with sweeping views of the 8th green & 9th tee box! This STUNNING residence boasts an expansive 10,000 square foot lot, providing ample space for outdoor enjoyment and entertainment! THE SPACIOUS LIVING AREAS are perfect for gatherings with family and friends, offering plenty of room to relax and unwind. Whether you're hosting a formal dinner party in the dining room or taking advantage of the outdoor patio's and garden, it's an ENTERTAINERS DREAM. New tile throughout the main floor, and roof was replaced in 2013! Downstairs suite perfect for in-laws & guests! Don't miss your chance to make this your forever home! BOOK YOUR PRIVATE SHOWING TODAY!