

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	33.00	Bathrooms:	3	Age:	12
Lot Area: (sq.ft.)	2,691.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,058.70
Rear Yard Exp:	West			For Tax Year:	2023
View:	No			P.I.D.:	028-678-982

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board	Parking Access:	Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	BCP 49118, LOT 29, DIST 36, SEC 24, TWP 1
Amenities:	Swirlpool/Hot Tub
Site Influences:	Central Location,Cul-de-Sac,Lane Access,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Hot Tub Spa/Swirlpool
Bylaw Restrict:	
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	14'8 x 13'	Above	Bedroom	10' x 9'
Main	Kitchen	17' x 8'	Above	Laundry	6'6 x 5'
Main	Dining Room	12' x 10'	Bsmt	Recreation Room	19'4 x 14'3
Main	Den	9'6 x 9'2	Bsmt	Office	9'7 x 8'
Main	Foyer	8'6 x 5'	Bsmt	Bedroom	11'2 x 8'
Above	Primary Bedroom	13'2 x 11'8			
Above	Bedroom	14' x 10'			

Finished Floor (Main):	848 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	815 sqft	# Of Kitchens:	1	Main		No
Finished Floor (Below):	815 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,478 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft		Full,Fully			
Grand Total:	2,478 sqft	Basement:	Finished,Separate Entry			
		Beds In Bsmt:	1 / 4			
		# Of Pets:				

An immaculate home in Morgan Heights. This is a fantastic family friendly neighborhood. The home was built by award winning Foxridge homes and features a great plan with 4 bedrooms, 4 bathrooms and a bright spacious modern open concept living space. The great room features hardwood floors and a dream kitchen with stainless steel appliances, plenty of cabinets, pantry, and beautiful quartz countertops. The private rear entertainment yard is low maintenance with a new large patio and hot tub. Fully finished basement has its own private entrance. The property is also a close walk to all amenities, great schools, Grandview shopping center, transportation, and recreation. Drop by the OPEN HOUSE this SAT AUGUST 17 and SUN AUGUST 18 from 2-4 pm