

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	33.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	2,691.00	Full Baths:	3	Zoning:	SFR
Flood Plain:	No	Half Baths:	1	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,Mixed	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:	Fenced Yard,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	BCP49118, 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 7'	Above	Walk-In Closet	6'7 x 4'8
Main	Dining Room	12' x 10'	Above	Walk-In Closet	6' x 4'10
Main	Den	9'6 x 9'2	Bsmt	Recreation Room	19'4 x 14'3
Main	Foyer	8'6 x 5'	Bsmt	Office	9'7 x 8'
Above	Primary Bedroom	13'2 x 11'8	Bsmt	Bedroom	11'2 x 8'
Above	Bedroom	14' x 10'			

Finished Floor (Main):	848 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	815 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	815 sqft	Suite:	None	Above	4	No
Finished Floor (Total):	2,478 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,478 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Morgan Heights charmer! This fantastic home in a family friendly neighborhood is going to sell quickly! The house was built by Foxridge Homes and features four bedrooms, four bathrooms, 2 dens (offices) and a bright, modern, open concept great room. The kitchen is certainly a feature with stainless steel appliances and beautiful quartz countertops. The basement has its own private entrance and suite potential. The private back yard is an entertainers dream with the a large patio and hot tub. The property is a close walk to all amenities, great schools, great shopping, transportation (on bus route) and recreation. Don't let this one get away from you! Open house June 8th and June 9th from 2-4 pm.