

Depth/Size (ft):	88.95	Bedrooms:	4	Approx. Year Built:	2015
Frontage (ft):	49.21	Bathrooms:	4	Age:	9
Lot Area: (sq.ft.)	4,311.94	Full Baths:	3	Zoning:	/
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,247.87
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	029-513-511

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stucco	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 NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 27, PLAN EPP44834, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security - Roughed In,Vacuum - Roughed In,Vaulted Ceiling
Bylaw Restrict:	
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 9'	Above	Primary Bedroom	15'2 x 17'8	Bsmt	Recreation Room	17'8 x 18'8
Main	Den	11'2 x 11'11	Above	Walk-In Closet	7'9 x 8'9			
Main	Kitchen	18'3 x 10'0	Above	Bedroom	12'4 x 9'11			
Main	Dining Room	19'6 x 9'6	Above	Bedroom	14'11 x 11'5			
Main	Living Room	18'1 x 17'4	Bsmt	Bedroom	14'8 x 11'6			
Above	Library	9'1 x 10'2	Bsmt	Storage	8'1 x 6'8			
Above	Laundry	6'0 x 7'0	Bsmt	Family Room	16'11 x 17'4			

Finished Floor (Main):	1,266 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,300 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,266 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	3,832 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Full,Fully Finished,Separate Entry			
Grand Total:	3,832 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Morgan Crest,a highly desirable area of South Surrey, steps away from the shops at Morgan Crossing and 4 blocks from the new Aquatic Centre and new school. This quality Benchmark Build home features an open floor plan, Vault ceilings, hardwood floors on the main, crown molding, high-end finishings throughout. The kitchen features custom cabinets, granite counters, stainless steel appliances. Three spacious bedrooms up plus a extra open loft space or reading nook(Could be the 4th bedroom), the master suite includes ensuite & walk in closet. This gorgeous home boasts a private East exposure yard perfect for entertaining. Fully finished suited basement with separate entry, rough-in plumbing ready to convert basement to a second suite.