

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	12
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,356.58
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	404.75	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	028-095-791

<b>Style of Home:</b>	End Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Torch-On	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Morgan Crossing

**Services Connected:** Electricity

**Legal:** PL BCS3659 LT 187 LD 36 SEC 23 TWP 1 STRATA LOT AS SHOWN ON FORM V.

**Amenities:** Elevator,In Suite Laundry,Storage

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Smoke Alarm

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

**Listing Broker(s):** RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'2 x 14'1			
Main	Dining Room	9'10 x 4'8			
Main	Bedroom	12'11 x 9'6			
Main	Primary Bedroom	13'7 x 9'11			
Main	Laundry	6' x 5'10			
Main	Kitchen	11'6 x 9'10			

<b>Finished Floor (Main):</b>	993 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Suite:</b>				
<b>Finished Floor (Total):</b>	993 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	993 sqft	<b>Beds In Bsmnt:</b>	0 / 2			
		<b># Of Pets:</b>				

Prime South Surrey location Morgan Crossing. This spacious two-bedroom, two-bathroom home is immaculate and shows like new. With one of the best floor plans in the complex, it offers nearly 1,000 square feet of living space and a huge wraparound south-facing patio. Freshly painted, great interior finishing level with Stainless steel appliances, Quartz countertops, Engineered hardwood flooring, ample storage and closet space. Located in a fantastic community, leave the car at home, everything you need right at your doorstep. Enjoy walking distance to shopping, parks, restaurants, transportation, and schools.

