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

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

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|---------------------|---|
| 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 | | | |

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

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.