

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	48.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	6,040.00	Full Baths:	3	Zoning:	RF
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$8,169.14
Rear Yard Exp:	South			For Tax Year:	2023
View:				P.I.D.:	027-229-726

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Stone	Parking Access:	Front
Foundation:		Parking:	Add. Parking Avail.,Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - 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:	Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company:

Complex / Subdiv: MORGAN HEIGHTS

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 282, PLAN BCP31594, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities:

Site Influences: Central Location,Golf Course Nearby,Private Yard,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Sprinkler - Inground

Bylaw Restrict:

Listing Broker(s): Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	15'3 x 8'3	Main	Laundry	8'6 x 8'3	Bsmt	Wine Room	9'5 x 6'5
Main	Family Room	15'4 x 14'0	Above	Primary Bedroom	15'3 x 14'2	Bsmt	Recreation Room	31'0 x 14'9
Main	Kitchen	13'5 x 8'11	Above	Bedroom	10'8 x 9'10			
Main	Dining Room	13'5 x 12'8	Above	Bedroom	10'1 x 11'7			
Main	Living Room	19'1 x 21'5	Above	Library	16'2 x 7'11			
Main	Foyer	6'1 x 7'1	Bsmt	Bedroom	13'1 x 20'3			
Main	Butlers Pantry	4'4 x 5'0	Bsmt	Media Room	17'11 x 18'5			

Finished Floor (Main):	1,302 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,163 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	1,725 sqft	Suite:		Above	4	No
Finished Floor (Total):	4,190 sqft	Crawl/Bsmt Height:		Bsmt	3	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished			
Grand Total:	4,190 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Quality house in the most desirable Morgan Heights, right next door to the top-ranked Southridge School. 2 storeys plus basement of independent access with R.I. plumbing for kitchen. South facing backyard overlooking the beautifully landscaped private Southridge campus, outlets shopping and Morgan Creek Golf Course nearby. Open floor plan features over height ceilings, elegant moldings, hardwood flooring, kitchen equipped with granite countertop, S/S appliances; family room complete with built in's; Access to back garden through french doors to covered patio with gas BBQ hookup. The upper level boasts 3 bedrooms+ loft/library, master retreat is truly a get-a-way. Lower level 9 ft ceilings, with spacious recreation and living areas. Quiet and gorgeous street without public traffic.