

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2010
Frontage (ft):	Bathrooms:	1	Age:	14
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,119.57
Rear Yard Exp:	Maint. Fee:	407.84	For Tax Year:	2023
View:			P.I.D.:	028-260-848

Style of Home:	Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	189 - Total Units in Strata: 189
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Dwell Property Management - 604-821-2999

Complex / Subdiv: MORGAN CROSSING

Services Connected: Community

Legal: STRATA LOT 57, PLAN BCS3870, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Elevator,Garden,In Suite Laundry,Storage

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 4'7			
Main	Kitchen	9'2 x 8'2			
Main	Dining Room	10'7 x 4'7			
Main	Living Room	12'5 x 10'11			
Main	Primary Bedroom	15'9 x 9'10			
Main	Den	6'9 x 6'9			
Main	Laundry	8'4 x 4'4			

Finished Floor (Main):	776 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	776 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	776 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to the the popular Arc building at Morgan Crossing where convenience and lifestyle combine. This immaculate 776 sqft, 1 bedroom+ den, 1 bathroom condo is nestled right in the heart of Morgan Crossing. Open concept floor plan. Kitchen is complete with quartz countertops, s/s appliances and large island. BONUS den, ideal for an for an added workspace. Spacious primary bedroom with access to patio area. Step outside onto your OVERSIZED 276 sqft completely private patio surrounded by mature greenery. Gazebo's have just been approved to ensure year round enjoyment. Steps away from all Morgan Crossing has to offer. Endless options for shopping, eateries, and entertainment. Call today for your private viewing.