

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	4	Age:	26
Lot Area:		Full Baths:	3	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,075.24
Rear Yard Exp:	South	Maint. Fee:	843.89	For Tax Year:	2023
View:	No			P.I.D.:	024-168-793

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	No	Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Leonis Management
Complex / Subdiv:	Deer Run
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 21 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3265 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
Amenities:	None
Site Influences:	Adult Oriented,Central Location,Golf Course Dev.,Greenbelt,Recreation Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 15'5	Above	Bedroom	10'7 x 12'8
Main	Dining Room	13'10 x 10'1	Above	Bedroom	12'11 x 12'5
Main	Kitchen	9'9 x 12'11			
Main	Eating Area	12'5 x 9'3			
Main	Family Room	13'4 x 12'10			
Main	Primary Bedroom	12'5 x 24'11			
Main	Walk-In Closet	6'3 x 8'10			

Finished Floor (Main):	1,601 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	616 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	5	Yes
Finished Floor (Bsmt):	1,616 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	3,833 sqft	Basement:	Full,Partly Finished	Bsmt	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	3,833 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

One owner well kept corner Rancher Primary Bedroom on main floor with 2 bedrooms up in very desirable Deer Run across from Morgan Creek Golf Club. Genex built with 2 Gas fireplaces, huge vaulted ceiling, great spacious kitchen with granite countertops and large island. Very bright unit with skylights and sunny private gated courtyard patio made for entertaining. Newer 40 year warranted shake roof, recently painted exterior and new gutters. Mostly finished basement with large media room. Large detached garage that can handle the most long vehicles. Enjoy Morgan Creek Golf course and restaurant, shop at Morgan Crossing and Grandview Corners and much more.