

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$6,285.64
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	1,202.43	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	024-169-013

<b>Style of Home:</b>	2 Storey w/Bsmt.,End Unit	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Stone,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	80
<b># of Fireplaces:</b>	2 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Hot Water,Natural Gas,Radiant	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Golf course
<b>Mgmt. Company:</b>	Leonis Property Management - 604-575-5477
<b>Complex / Subdiv:</b>	Deer Run
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 42 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
<b>Amenities:</b>	In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Golf Course Dev.,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Oven - Built In,Pantry,Windows - Thermo,Wine Cooler
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'8 x 16'7	Main	Family Room	15'7 x 14'8
Main	Dining Room	10'8 x 14'2	Main	Foyer	10'5 x 7'6
Main	Bedroom	9'11 x 12'6	Above	Primary Bedroom	21'4 x 13'11
Main	Bedroom	11'4 x 16'9	Above	Walk-In Closet	13'1 x 9'10
Main	Eating Area	9'7 x 13'7			
Main	Pantry	5'4 x 12'2			
Main	Kitchen	9'11 x 15'3			

<b>Finished Floor (Main):</b>	1,983 sqft	<b># Of Rooms:</b>	18	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	889 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	5	Yes
<b>Finished Floor (Bsmt):</b>	1,494 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Finished Floor (Total):</b>	4,366 sqft	<b>Basement:</b>	Fully Finished			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	4,366 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Luxurious END UNIT, with unobstructed fairway views, on the 10th fairway in Morgan Creek. This residence offers golf course views from the kitchen and family room, perfect for entertaining or unwinding at home. Gourmet kitchen boasts an oversized island, high-end appliances, and a convenient walk-in pantry/laundry combo. Privacy awaits in the primary bdrm on the top floor, featuring stunning golf course views, huge walk-in closet and a spa-like ensuite. The basement is designed for entertainment & relaxation with media, games & flex rooms, gym & ample storage spaces. Updates in 2024 incl. engineered oak flooring throughout, new kitchen, renovated primary ensuite, gas fireplace, lighting, window coverings & split system for AC. West Exp. patio & fairway views. Open House Sat. Jun. 29 2-4 PM