

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2000
<b>Frontage (ft):</b>	50.00	<b>Bathrooms:</b>	4	<b>Age:</b>	24
<b>Lot Area: (sq.ft.)</b>	6,179.00	<b>Full Baths:</b>	3	<b>Zoning:</b>	SF
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,065.08
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	024-674-630

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<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>	
<b># of Fireplaces:</b>	3 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Baseboard,Forced Air,Mixed	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Wood	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:**

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

**Legal:** LOT 22, PLAN LMP44646, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:** Cul-de-Sac,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Vacuum - Built In

**Bylaw Restrict:**

**Listing Broker(s):** RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	14'8 x 12'10	Above	Bedroom	13' x 12'6	Bsmt	Games Room	15'1 x 12'4
Main	Eating Area	11'3 x 9'12	Above	Bedroom	14'6 x 11'10	Bsmt	Bedroom	15'4 x 11'6
Main	Dining Room	12'11 x 12'6	Bsmt	Family Room	13'6 x 12'2	Bsmt	Kitchen	14'3 x 9'1
Main	Living Room	12' x 10'11	Bsmt	Dining Room	12' x 10'9			
Main	Kitchen	12'1 x 11'3						
Above	Primary Bedroom	14'8 x 13'9						

<b>Finished Floor (Main):</b>	1,138 sqft	<b># Of Rooms:</b>	13	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	2	Above	5	No
<b>Finished Floor (Below):</b>	1,071 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Other	Main	2	No
<b>Finished Floor (Total):</b>	3,276 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	3	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Grand Total:</b>	3,276 sqft	<b>Beds In Bsmt:</b>	1 / 4			
		<b># Of Pets:</b>				

Welcome to this stunning 4-bedroom, 4-bathroom home nestled in the highly desirable Morgan Creek neighborhood. Spanning 3,276 square feet, offering a perfect blend of elegance and comfort. Situated on a spacious 6,170 square foot lot, the property features beautifully landscaped grounds that provide a serene and private setting. Inside, you'll be greeted by an open and airy floor plan, with high ceilings and large windows that flood the space with natural light. Enjoy the kitchen complete with stainless steel appliances, ample counter space, and a large island. The living areas are designed for both relaxation and hosting guests, with a cozy fireplace and direct access to the outdoor patio. Located in a prime area, this home is close to top-rated schools, parks, golfing, and shopping.