

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,055.23
Rear Yard Exp:		Maint. Fee:	370.79	For Tax Year:	2024
View:	Yes			P.I.D.:	027-818-292

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

View:	Yes : Courtyard
Mgmt. Company:	FirstService Residential - 604-683-8900
Complex / Subdiv:	THE MORGAN
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 123 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3219
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Pool; Outdoor,Storage,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 11'4			
Main	Dining Room	11'4 x 8'1			
Main	Kitchen	9' x 7'4			
Main	Bedroom	10'8 x 9'5			
Main	Walk-In Closet	7'9 x 4'			
Main	Den	7'2 x 5'			
Main	Foyer	5'10 x 4'6			

Finished Floor (Main):	678 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	678 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	678 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Morgan! Bright and modern one Bedroom and Den on the ground floor with a huge patio! This unit is on the quiet side of the building facing the large open courtyard. Featuring cozy fireplace, in-suite laundry, storage locker & 1 underground parking stall. Fantastic clubhouse with outdoor pool, fitness room, kids play room and lounge with billiards/tv area. Situated in a prime location in Morgan Heights just steps to fabulous shops, restaurants and close to Grandview Heights Aquatic Centre. Easy access to HWY 99 and only 5 minutes to White Rock beach.