

Depth/Size (ft):	0	Bedrooms:	1	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	1	Age:	15
Lot Area:		Full Baths:	1	Zoning:	STRATA
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,234.00
Rear Yard Exp:		Maint. Fee:	328.13	For Tax Year:	2024
View:	Yes			P.I.D.:	028-095-731

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Frame - Wood	Covered Parking:	2
Exterior:	Brick,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:	Partly	Units in Dev:	267
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	MORGAN CROSSING-CENTRAL BUILDING
Services Connected:	Electricity
Legal:	STRATA LOT 181, PLAN BCS3659, SECTION 23, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Pantry
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 13'4			
Main	Dining Room	7'7 x 7'9			
Main	Kitchen	7'5 x 9'10			
Main	Patio	34'9 x 24'6			
Main	Bedroom	10'11 x 14'10			
Main	Laundry	6'8 x 5'9			
Main	Foyer	4'8 x 5'0			

Finished Floor (Main):	722 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	722 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	722 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

CORNER UNIT 1 BED 1 BATH with 856 SQFT DECK with panoramic views and gorgeous potted trees. Spacious unit with real walnut hardwood engineered floors, crown & window mouldings throughout. Built-in closets in bedroom and nook. BONUS 2 PARKING and STORAGE! This is a SOUGHT AFTER UPSCALE LOCATION in MORGAN CROSSING: shops, restaurants, coffee shops, banking, stores, 3 major groceries, med/dental, Steve Nash gym. Pet friendly with dog park nestled in beautiful grounds. 2 PETS ANY SIZE. Transit at your doorstep. Minutes to Hwy 99, US border, White Rock & Crescent Beach. All that you could need at your fingertips in your oasis. **Open House on August 3 from 2-4 PM and August 4 from 1-3 PM**