

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,360.59
Rear Yard Exp:		Maint. Fee:	583.54	For Tax Year:	2024
View:	No			P.I.D.:	027-819-060

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 242
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	The Morgan
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 200, PLAN BCS3219, 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:	Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Pool; Outdoor,Storage,Swirlpool/Hot Tub
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby,Treed
Features:	Dishwasher,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'4 x 4'10	Main	Patio	10'10 x 11'0
Main	Den	8'2 x 7'8			
Main	Kitchen	9'1 x 7'11			
Main	Dining Room	11'4 x 8'1			
Main	Living Room	13'0 x 11'10			
Main	Primary Bedroom	10'3 x 15'8			
Main	Bedroom	9'11 x 12'1			

Finished Floor (Main):	1,064 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,064 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,064 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

View this beautiful, MOVE-IN ready, well maintained 2 bed, 2 bath & large den corner unit w/ high ceilings, spacious entry & 2 parking stalls! Enjoy the airy, bright living room that comes w/ an electric fireplace, large floor to ceiling windows & adjoining dining room perfect for entertaining. The kitchen features granite countertops, gas stove, S/S appliances w/ ample cabinet/counter space & bar seating. Additional features include: fresh paint, newer carpets, washer/dryer, hot water tank & engineered laminate flooring. The 8,200 sqft of amenities include a large outdoor area w/ playground, games & party room w/ kitchen, movie theatre, gym, yoga studio, outdoor pool, whirlpool & storage locker. Close to Hwy 99, transit, Grandview Corners, Morgan Crossing Shops, restaurants & more.