

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):	75.00	Bathrooms:	3	Age:	26
Lot Area: (sq.ft.)	20,161.00	Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	023-198-893

Style of Home:	Rancher/Bungalow w/Bsmt.	Parking:	Total: 6 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	4 - Fuel: Propane Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	No

View: Yes : Golf Course

Mgmt. Company:

Complex / Subdiv:

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

Legal: LOT 101, PLAN LMP25030, SECTION 25, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central,Recreation Center,Storage

Site Influences: Central Location,Golf Course Nearby,Greenbelt,Private Setting,Private Yard,Recreation Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Security System,Vaulted Ceiling

Bylaw Restrict:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	12'10 x 17'9	Main	Laundry	9'4 x 7'11	Bsmt	Den	11' x 15'2
Main	Living Room	13'1 x 17'8	Bsmt	Games Room	28'5 x 16'3	Bsmt	Bedroom	15'1 x 12'4
Main	Primary Bedroom	13'1 x 17'4	Bsmt	Recreation Room	36'1 x 12'4	Bsmt	Bedroom	14'5 x 9'7
Main	Kitchen	14'4 x 9'7				Bsmt	Storage	13' x 4'3
Main	Dining Room	10'7 x 15'11						
Main	Eating Area	10'2 x 8'7						
Main	Office	12' x 16'						

Finished Floor (Main):	2,222 sqft	# Of Rooms:	14	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	2	No
Finished Floor (Bsmt):	2,262 sqft	Suite:	Other	Bsmt	4	No
Finished Floor (Total):	4,484 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	4,484 sqft	Beds In Bsmt:	2 / 3			
		# Of Pets:				

Located on one of the most prestigious streets in South Surrey, this private estate in Morgan Creek is a masterpiece of custom home design. Built by the award-winning Gallery Homes, the property offers an incredible 180° view of the golf course. The main floor features a grand entrance, a spacious master bedroom with an en-suite, and a dream kitchen outfitted with top-of-the-line finishes. The fully finished basement includes a massive recreation room, a media room, two bedrooms, and the option to add a suite. Enjoy complete privacy in your backyard, where expansive views of the golf course create a serene atmosphere.