

Depth/Size (ft):	0.00	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:	\$2,011.21
Rear Yard Exp:	East	Maint. Fee:	370.79	For Tax Year:	2024
View:	Yes			P.I.D.:	027-818-926

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Frame - Wood	Covered Parking:	1
Exterior:	Glass,Fibre Cement Board,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
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:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	First Service Residential - 604-689-4829
Complex / Subdiv:	The Morgan
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 186 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT AS SHOWN ON FORM V
Amenities:	Bike Room,In Suite Laundry,Storage
Site Influences:	Central Location,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 11'2			
Main	Kitchen	10'0 x 8'4			
Main	Primary Bedroom	10'5 x 9'5			
Main	Eating Area	7'5 x 6'0			
Main	Den	7'1 x 5'0			
Main	Foyer	6'8 x 4'6			
Main	Patio	9'2 x 8'1			

Finished Floor (Main):	642 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 (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	642 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	642 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

One bedroom + den on third level. East side of Morgan Crossing Shops, Starbucks, Thrifty's, Golf Town, WalMart, Home Depot, Everything Wine and many restaurants. Quiet courtyard view, fireplace, granite counters, laminate flooring secured covered underground parking. Recreation facility with jacuzzi, outdoor pool, weight room (gym). yoga room. New Hot Water tank 2021.Walking distance to Southridge School.