R2920313 Apartment/Condo

## 409 15988 26 AVENUE SURREY

Morgan Creek, V3S 5K3

Residential	Attached
\$649	,888 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built	t: 2008	8
Frontage (ft):		Bathrooms:	2	Age:	16	
Lot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:		Half Baths:	0	Gross Taxes:		93.08
Rear Yard Exp:	North	Maint. Fee:	547.06	For Tax Year:	φ <u>2</u> ,2 2024	
View:	Yes		047.00	P.I.D.:		738-809
1CW.	165			F.I.D	027-1	750-009
ityle of Home:	Penthouse,Upper Unit		Parking:	Total: 1 - Covered:	1	
Construction:	Frame - Wood		Covered Parking:	1		
xterior:	Mixed		Parking Access:			
oundation:			Parking:	Garage; Undergrou	und	
ain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	242 - Total Units in	Strata: 242	
of Fireplaces:			Distance to:			
vater Supply:	City/Municipal		Title to Land:	Freehold Strata		
uel/Heating:	Electric		Property Disc:	Yes		
Outdoor Area:	Balcony(s)		PAD Rental:			
ype of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Mixed		Fixtures Rmvd:	No		
/iew:	Yes : Mountain					
	First Service residenti	al - 855-683-8900				
	First Service residenti The Morgan	al - 855-683-8900				
Complex / Subdiv:	The Morgan Electricity					
Complex / Subdiv: Services Connected:	The Morgan Electricity STRATA LOT 102 SEC	al - 855-683-8900 CTION 23 TOWNSHIP 1 NEW WEST Y IN PROPORTION TO THE UNIT E				INTEREST IN TH
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Stunning top floor unit with 12 foot vaulted ceilings at The Morgan. The large balcony has beautiful mountain views. The home boasts a large open concept living space with newer laminate flooring, granite countertops and SS appliances. The two large bedrooms are on the opposite sides of the unit allowing for the best privacy. The Morgan has excellent facilities for your enjoyment. A large modern clubhouse, an outdoor pool, gym, recreation centre, yoga room, meeting rooms and more... Centrally located you can walk to Morgan Crossing shopping centre and restaurants. Close to Sunnyside Elementary and Southridge Schools. No age restriction, rentals allowed and pet friendly - 2 cats or 1 dog 20' at the shoulder. -Call for your showing today!

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