

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2008
Frontage (ft):		Bathrooms:	2	Age:	16
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,293.08
Rear Yard Exp:	North	Maint. Fee:	547.06	For Tax Year:	2024
View:	Yes			P.I.D.:	027-738-809

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

View:	Yes : Mountain
Mgmt. Company:	First Service residential - 855-683-8900
Complex / Subdiv:	The Morgan
Services Connected:	Electricity
Legal:	STRATA LOT 102 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3219TOGETHER 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,Pool; Outdoor
Site Influences:	Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Clothes Dryer,Clothes Washer,Dishwasher,Drapes/Window Coverings,Garage Door Opener,Microwave,Refrigerator,Swimming Pool Equip.,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 13'11			
Main	Kitchen	9'4 x 9'8			
Main	Dining Room	11' x 9'9			
Main	Den	6'9 x 9'10			
Main	Primary Bedroom	10'5 x 12'7			
Main	Bedroom	10'3 x 9'5			
Main	Foyer	8'4 x 4'7			

Finished Floor (Main):	995 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	4	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	995 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	995 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

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!