

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2010
Frontage (ft):		Bathrooms:	1	Age:	14
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,049.37
Rear Yard Exp:	Southwest	Maint. Fee:	407.84	For Tax Year:	2024
View:				P.I.D.:	028-261-151

Style of Home:	1 Storey,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Metal	Covered Parking:	1
Exterior:	Mixed,Stone	Parking Access:	Rear
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	189 - Total Units in Strata: 189
# of Fireplaces:	0 - Fuel: Electric	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:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	
Mgmt. Company:	RE/MAX DWELL - 604-821-2999
Complex / Subdiv:	ARC at Morgan Crossing
Services Connected:	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 88 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS3870TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Intercom,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire,Storage Shed,Windows - Thermo
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Oracle Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'8 x 4'6			
Main	Kitchen	9'4 x 9'9			
Main	Living Room	10'8 x 10'11			
Main	Dining Room	7'9 x 8'11			
Main	Primary Bedroom	15'10 x 9'10			
Main	Den	6'9 x 6'11			
Main	Laundry	8'3 x 4'4			

Finished Floor (Main):	782 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	782 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	782 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available TOP FLOOR, bright, S/W 1 bdrm & den in one of the best locations of the Morgan Crossing Shopping Village. Open & wide floor plan with liv extending onto a S/W balcony! Newer SS appliances,induction stove,quartz countertops, paint & flooring, huge master bedroom opening onto a sunny deck. One acre of common rooftop gardens with lounge,bbq & fire pit areas & walking paths. Steps to Morgan Crossing urban village with over 60 shops, restaurants & cafes, Southridge private school,new aquatic centre & easy access to hwy 99.This quite yet centrally located condo offers you a vibrant lifestyle of convenience like no other! OPEN HOUSE SUN 2-4PM