

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2000
Frontage (ft):	Bathrooms:	4	Age:	24
Lot Area:	Full Baths:	3	Zoning:	CD
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,799.96
Rear Yard Exp:	Maint. Fee:	869.03	For Tax Year:	2024
View:			P.I.D.:	024-906-557

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:	Partly	Units in Dev:	80 - Total Units in Strata: 80
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Hot Water,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Wood	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: Leonis Management - 604-575-5474

Complex / Subdiv: Deer Run

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

Legal: STRATA LOT 64, SECTION 26, TOWNSHIP 1 NEW WESTMINSTER DISTRICT, STRATA PLAN LMS3265, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: In Suite Laundry

Site Influences: Central Location,Golf Course Dev.,Greenbelt,Private Yard,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Vaulted Ceiling,Wet Bar,Wine Cooler

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'2 x 13'10	Main	Foyer	9'4 x 8'10	Bsmt	Utility	9'7 x 5'6
Main	Dining Room	13'3 x 10'5	Main	Patio	23'3 x 13'			
Main	Kitchen	12'1 x 12'8	Above	Bedroom	13'1 x 15'3			
Main	Eating Area	9'8 x 8'2	Above	Bedroom	12'4 x 12'7			
Main	Family Room	12'10 x 10'11	Bsmt	Recreation Room	30'3 x 22'1			
Main	Primary Bedroom	12'3 x 14'8	Bsmt	Laundry	13'5 x 7'4			
Main	Walk-In Closet	12'9 x 5'11	Bsmt	Storage	11'3 x 7'4			

Finished Floor (Main):	1,572 sqft	# Of Rooms:	15	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	585 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	1,232 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	3,389 sqft	Basement:	Full	Bsmt	4	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	3,389 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Luxury living at this beautiful END UNIT in quiet CDS of prestigious DEER RUN, across the street from MORGAN CREEK GOLF COURSE. Built by GENE, recently updated with NEW FLOORING, NEW PRIMARY ENSUITE, FIREPLACE, PAINT, CLOSET ORGANIZERS ETC. Great floor plan with primary bedroom on main floor, vaulted ceilings in Living room with door leading to large, private deck. Bright kitchen with island and adjoining Family room. Large private patio BACKING ONTO GREENBELT, accessible from both Primary Bedroom & Kitchen area. Two spacious bedrooms on upper floor & a full bathroom. Basement is designed for entertaining, suitable for pool table/media room, full wet bar, equipped with Refrigerator & wine cooler. Enjoy luxury living with proximity to shopping, Southridge School, restaurants, golf & more.