

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	3	Age:	21
Lot Area:		Full Baths:	3	Zoning:	MR-15
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,397.70
Rear Yard Exp:	North	Maint. Fee:	712.00	For Tax Year:	2024
View:	No			P.I.D.:	025-703-374

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:	Completely	Units in Dev:	20 - Total Units in Strata: 165
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Hugh & McKinnon - 604-531-1909
Complex / Subdiv:	Braemore at Carrington
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 135, PLAN LMS4175, SECTION 26, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House,Exercise Centre,Guest Suite,Pool; Outdoor,Swirlpool/Hot Tub,Tennis Court(s),Workshop Attached
Site Influences:	Adult Oriented,Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Clothes Washer/Dryer,Dishwasher,Fireplace Insert,Garage Door Opener,Microwave,Oven - Built In,Pantry,Range Top
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'10 x 5'0	Main	Walk-In Closet	8'8 x 5'5
Main	Living Room	14'5 x 16'2	Main	Bedroom	11'1 x 10'6
Main	Dining Room	16'7 x 8'7	Main	Laundry	8'9 x 6'7
Main	Family Room	15'8 x 13'7	Below	Bedroom	12'2 x 17'2
Main	Kitchen	13'0 x 11'0	Below	Recreation Room	17'4 x 21'11
Main	Eating Area	10'3 x 9'6			
Main	Primary Bedroom	12'6 x 13'8			

Finished Floor (Main):	1,713 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	788 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	4	No
Finished Floor (Total):	2,501 sqft	Basement:	Crawl,Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,501 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home! Rarely available executive duplex-style rancher with basement in sought-after Braemore at Carrington! The main level is an entertainer's dream with a bright, spacious open concept plan and absolutely stunning chef-friendly kitchen with oversized island. The perfect primary retreat on the main boasts a large walk-in closet with custom built-ins and stunning ensuite with huge shower, water closet & double sinks. Downstairs you will find an awesome rec-room, large bedroom, full bath and access to the huge crawlspace for extra storage. Enjoy luxurious resort style living in exclusive Morgan Creek with fabulous amenities incl. clubhouse, guest suites, outdoor pool, hot tub, tennis & pickle ball courts. This is a fabulous home in a great community, you will love living here!