## R2957921 House/Single Family

## 3630 154TH STREET SURREY

Morgan Creek, V3Z 0H3

Residential Detached \$1,897,000 (LP)

Depth/Size (ft): 28.99 Bedrooms: 4 Frontage (ft): 43.93 Bathrooms: 4 4,187.00 **Full Baths:** 3 Lot Area: (sq.ft.) Flood Plain: Half Baths: No East Rear Yard Exp:

 Approx. Year Built:
 2000

 Age:
 25

 Zoning:
 SFR

 Gross Taxes:
 \$5,918.69

 For Tax Year:
 2024

 P.I.D.:
 024-048-780

Style of Home: 2 Storey w/Bsmt.

Construction: Frame - Wood

Exterior: Fibre Cement Board, Stone

Foundation: Rain Screen: Renovations:

# of Fireplaces:

1 - Fuel: Natural Gas

Water Supply: City/Municipal
Fuel/Heating: Forced Air

Outdoor Area: Fenced Yard,Sundeck(s)

Type of Roof: Tile - Composite
Floor Finish: Laminate,Mixed,Carpet

Parking: Total: 4 - Covered: 2

Covered Parking: 2
Parking Access: Front

Parking: Garage; Double Locker:

Units in Dev: Distance to:

Title to Land: Freehold NonStrata

Property Disc: Yes

PAD Rental:

Dimensions

10'6 x 11'8

Fixtures Leased: No Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv: Rosemary Heights

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

Legal: LT12 DISTRICT LT 244 GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP36837

Floor

Above

Amenities: In Suite Laundry

Type

Living Room

 Site Influences:
 Central Location,Recreation Nearby,Shopping Nearby

 Features:
 ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Smoke Alarm

Dimensions

11'9 x 12'11

Bylaw Restric:

Floor

Main

Listing Broker(s): Hugh & McKinnon Realty Ltd., Hugh & McKinnon Realty Ltd.

Main	Dining Room	14'3 x 8'0	Above	Bedroom	10'6 x 10'0	Below	Walk-In Closet	6'5 x 8'9	
Main	Kitchen	9'0 x 15'10	Above	Flex Room	14'3 x 11'3	Below	Flex Room	10'7 x 6'6	
Main	Family Room	11'4 x 20'6	Below	Living Room	11'9 x 20'				
Main Primary Bedroom		14'2 x 12'5	Below	Eating Area	10'2 x 9'7				
Main Main	Walk-In Closet	5'1 x 9'9	Below	Primary Bedroom	13'3 x 12'9				
Main	Laundry	7'6 x 7'7	Below	Kitchen	10'7 x 6'6				
Finished Floor (Main): 1,335 sqft		5 sqft	# Of Rooms:		17	Bathroom Floor	# of Pieces	Ensuite?	
Finished Flo	or (Above): 722	sqft	# Of Kitchens	s:	2	Main	2	No	
Finished Flo	oor (Below): 0 sq	ft	# Of Levels:		3	Main	4	Yes	
Finished Flo	oor (Bsmt): 1,30	2 sqft	Suite:		Unauthorized Suite	Above	5	No	
Finished Floor (Total):		9 sqft	Crawl/Bsmt Height:			Below	3	Yes	
Unfinished Floor:		ft Basement:			Fully Finished				
Grand Total:	3,35	9 sqft	Beds In Bsmt:		0 / 4				
	·	•	# Of Pets:						
			# OI Fels.						

Type

Bedroom

Welcome to this exceptional home in Rosemary Heights, designed for comfort & versatility. The main level showcases the PRIMARY bedroom, an open-concept great room with vaulted ceilings, and separate living and dining rooms, while upstairs offers 2 additional bedrooms & a loft. A high-end custom-built in-law suite below adds flexibility for multigenerational living or rental income potential. This east-facing property boasts a beautifully landscaped private yard backing onto a peaceful greenbelt, ideal for relaxation or entertaining. The suite includes a private entrance, flex area (perfect for a home office), granite counters, double wall oven, in-suite laundry & ample storage. Centrally located, it's steps from the local elementary school, shops, and restaurants.

Floor

Below

Type

Laundry

Dimensions

7'1 x 9'1