## R2820808 House/Single Family

## 3622 154 STREET SURREY

**Residential Detached** \$1,876,800 (LP) Morgan Creek, V3Z 0H3

Depth/Size (ft): Bedrooms:

44.00 4,187.00

6 Bathrooms: 4 **Full Baths:** 3 Half Baths:

Approx. Year Built: 2000 Age: 24 Zoning: RF-G **Gross Taxes:** \$5,488.80

For Tax Year: 2023 P.I.D.: 024-048-798

Style of Home: Construction:

Frontage (ft):

Flood Plain:

Lot Area: (sq.ft.)

Rear Yard Exp:

2 Storey w/Bsmt. Frame - Wood

Exterior: Wood

Foundation: Rain Screen: Renovations:

# of Fireplaces: 2 - Fuel: Natural Gas Water Supply: City/Municipal

Forced Air, Natural Gas Fuel/Heating: **Outdoor Area:** Patio(s) & Deck(s) Type of Roof: Tile - Concrete

Floor Finish:

Total: 6 - Covered: 2 Parking:

**Covered Parking:** 

**Parking Access:** 

Parking: Garage; Double Locker:

Units in Dev: Distance to:

Freehold NonStrata Title to Land:

**Property Disc:** Yes

**PAD Rental:** 

Dimensions

**Fixtures Leased:** No Fixtures Rmvd: No

View:

Floor

Mgmt. Company: Complex / Subdiv:

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

LOT 13, PLAN LMP36837, DISTRICT LOT 244, GROUP 2, NEW WESTMINSTER LAND DISTRICT Legal:

Floor

# Of Pets:

Amenities: Site Influences: Features: **Bylaw Restric:** 

Type

Listing Broker(s): Sutton Group-West Coast Realty (Surrey/24)

Dimensions

| Main   | Living Room   | 12'1 x 11'                        | Main  | Laundry     | 7' x 6'                                   | Bsmt I                 | Recreation Room | 26'11 x 10'6    |
|--|---|-----------------------------------|---|-------------|---|------------------------|-----------------|-----------------|
| Main   | Dining Room   | 12'4 x 11'                        | Above   | Bedroom     | 11'11 x 10'05                             |                        |                 |                 |
| Main   | Kitchen   | 11'6 x 10'3                       | Above   | Bedroom     | 11'03 x 10'07                             |                        |                 |                 |
| Main   | Eating Area   | 11'6 x 8'                         | Above   | Bedroom     | 11' x 9'03                                |                        |                 |                 |
| Main   | Family Room   | 17'9 x 11'                        | Bsmt  | Bedroom     | 12'10 x 10'09                             |                        |                 |                 |
| Main   | Primary Bedroom   | 13' x 11'11                       | Bsmt  | Bedroom     | 10'07 x 7'03                              |                        |                 |                 |
| Main   | Walk-In Closet  | 8'4 x 5'                          | Bsmt  | Living Room | 22' x 12'10                               |                        |                 |                 |
|  |   | <u>'</u>                          |   |             |   |                        |                 |                 |
|  |   |                                   |   |             |   |                        |                 |                 |
| Finished Floor   | r ( <b>Main):</b> 1,28  | 33 sqft                           | # Of Rooms:   |             | 15  | Bathroom Floor         | # of Pieces     | Ensuite?        |
| Finished Floor<br>Finished Floor                                     | • •   | 33 sqft<br>sqft                   | # Of Rooms:<br># Of Kitchens:                             |             | 15<br>1                                   | Bathroom Floor<br>Main | # of Pieces     | Ensuite?<br>No  |
|  | r ( <b>Above</b> ): 646   | sqft                              |   | :           | 15<br>1<br>3                              |                        |                 |                 |
| Finished Floor   | r ( <b>Above</b> ): 646<br>r ( <b>Below</b> ): 0 so                     | sqft                              | # Of Kitchens:  | :           | 1   | Main                   | 2               | No              |
| Finished Floor   | r (Above): 646<br>r (Below): 0 so<br>r (Bsmt): 1,28                     | sqft<br>qft                       | # Of Kitchens:<br># Of Levels:                            | :           | 1 3                                       | Main<br>Main           | 2               | No<br>Yes       |
| Finished Floor<br>Finished Floor<br>Finished Floor                   | r (Above): 646<br>r (Below): 0 sc<br>r (Bsmt): 1,28<br>r (Total): 3,21  | sqft<br>qft<br>33 sqft<br>12 sqft | # Of Kitchens:<br># Of Levels:<br>Suite:<br>Crawl/Bsmt He | :<br>eight: | 1<br>3<br>None<br>Fully Finished,Separate | Main<br>Main<br>Above  | 2<br>5<br>5     | No<br>Yes<br>No |
| Finished Floor<br>Finished Floor<br>Finished Floor<br>Finished Floor | r (Above): 646 r (Below): 0 sc r (Bsmt): 1,28 r (Total): 3,21 por: 0 sc | sqft<br>qft<br>33 sqft<br>12 sqft | # Of Kitchens:<br># Of Levels:<br>Suite:                  | :<br>eight: | 1<br>3<br>None                            | Main<br>Main<br>Above  | 2<br>5<br>5     | No<br>Yes<br>No |

Type

MASTER BEDROOM on the MAIN FLOOR. Situated on quiet street in ROSEMARY HEIGHTS! This 2 storey plus basement home backs onto a greenbelt for extra privacy. Open concept floor plan with great flow! Features include granite countertops, stainless steel appliances, alarm system, built-in vacuum, 2 gas fireplaces. Low maintenance yard, underground sprinkler system, concrete tile roof. Fully finished basement with Separate Entry. Good neighborhood with lots of walking trails, 2 blocks to elementary school, close to shopping areas, and good access to Hwy 99.

Floor

Type

Dimensions