

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2009
Frontage (ft):		Bathrooms:	2	Age:	15
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,342.91
Rear Yard Exp:		Maint. Fee:	488.56	For Tax Year:	2023
View:	No			P.I.D.:	027-738-671

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential
Complex / Subdiv:	The Morgan
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 89 SECTION 23 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN BCS3219 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Outdoor,Recreation Center,Swirpool/Hot Tub,Workshop Attached
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 13'9			
Main	Kitchen	9'7 x 9'7			
Main	Dining Room	10'3 x 13'9			
Main	Primary Bedroom	9'7 x 12'10			
Main	Bedroom	10'2 x 9'1			
Main	Walk-In Closet	6'9 x 5'9			
Main	Flex Room	6'10 x 6'7			

Finished Floor (Main):	1,074 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,074 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,074 sqft	# Of Pets:				

Welcome home to one of The MORGAN'S most outstanding units. This 2 bedroom 2 bathroom plus flex 1074 sq foot immaculate home has every upgrade possible. The Italian tile flooring throughout offers the peak of style and durability. Both luxurious bathrooms offer MARBLE countertops. The kitchen has GRANITE countertops & an upgraded appliance package including a GAS RANGE and a new dishwasher. The COURTYARD VIEW insulates you from road noise. This home also comes with a huge 6' x 6' x 6' storage locker and TWO PARKING SPACES. The Morgan also offers one of the top amenity buildings in South Surrey: outdoor pool, hot tub, gym, games room, huge rentable room with a full kitchen and so much more. In the heart of Grandview and close to EVERYTHING, this home is the one you've been looking for.