

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1998
Frontage (ft):		Bathrooms:	3	Age:	26
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,976.00
Rear Yard Exp:	North	Maint. Fee:	786.80	For Tax Year:	2023
View:				P.I.D.:	024-169-056

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

View:

Mgmt. Company:

Complex / Subdiv: Deer Run

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

Legal: STRATA LOT 46 SECTION 26 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS 3265 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: None

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener

Bylaw Restrict: Pets Allowed w/Rest.

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	13'2 x 11'9	Above	Bedroom	12'11 x 15'5	Bsmt	Storage	9'2 x 7'2
Main	Eating Area	9'8 x 8'1	Bsmt	Laundry	13'9 x 7'3	Bsmt	Utility	7'9 x 10'3
Main	Kitchen	12'0 x 12'7	Bsmt	Storage	7'9 x 4'3	Main	Other	30'9 x 28'10
Main	Dining Room	13'2 x 11'5						
Main	Living Room	15'3 x 13'7						
Main	Primary Bedroom	12'1 x 14'6						
Above	Bedroom	12'4 x 12'11						

Finished Floor (Main):	1,554 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	589 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	3	Main	2	No
Finished Floor (Bsmt):	136 sqft	Suite:	None	Above	3	No
Finished Floor (Total):	2,279 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	1,088 sqft	Basement:	Partly Finished			
Grand Total:	3,367 sqft	Beds In Bsmt:	0 / 3			
		# Of Pets:	Cats: Yes, Dogs: Yes			

Stunning One Owner Beautifully kept Corner 3 bedroom 2 1/2 bath Townhome in desired Deer Run across from Morgan Creek Golf Club. Genex built with top quality hardwood floors extensive crown moldings, radiant in floor heat, 2 gas fireplaces huge vaulted ceilings. Master on Main, with huge ensuite. Great gourmet kitchen granite countertops and large island. Exceptionally bright unit with skylights and lovely peaceful patio. Huge covered sundeck off living/ dining room. Newer 40 Year warranted roof, recently painted exterior & new gutters. Partially unfinished basement awaiting your dreams. Enjoy Vacation living at its best! Enjoy The Morgan Creek Restaurant & activities. A Treasure to live in Deer Run.