

Presented by:
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Morgan Creek, South Surrey White Rock
46 3355 MORGAN CREEK WY

MLS # F2904742

Residential Attached
Active



List Price:	\$569,000		
Previous Price:	\$599,900	Subdiv/Complex:	Deer Run
Original Price:	\$599,900	View:	Yes; Greenbelt
Frontage:		Postal Code:	V3S 0J9
Depth/Size:		Type:	Townhouse
Lot SqFt:	0	Approx Yr Blt:	2000
Exposure:		Age at List Date:	9
Stories in Bldg:		Zoning:	STRATA
Flood Plain:		Taxes:	\$3,400 / 2008
Meas. Type:		Gst Incl:	
Bedrooms:	3	Apprvl Reqd:	
Bathrooms:	3	Occupancy:	Tenant
Full Baths:	2	Tax Incl Utilities:	N
Half Baths:	1		
Fixtures Lsd:	No		
Fixt Removed:	N		

Style of Home:	2 Storey w/Bsmt.	Total Parking:		Covered Parking:	2
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Stone / Wood	Parking Facilities:	Garage; Double		
Rain Screen:		Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Wood	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	No	Locker #:	
Flooring:	Wall/Wall/Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Forced Air / Natural Gas	Seller's Interest:	Estate Sale		
No. of Fireplaces:	2	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Estate Sale / No		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	Leonii / 604-575-5474				
Mo. Maint Charge:	\$377.38				

Maint Charge Incl:	Gardening, Management		
Legal:	PL LMS3265 LT 15 LD 36 SEC 26 TWP 1	PID:	024-168-734
Amenities:	Garden		
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System, Windows - Thermo, Vacuum Blt. In		
Site Influences:			

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'1 X 16'11						
Main F.	Kitchen	12'10 X 10'6						
Main F.	Nook	11'11 X 8'4						
Main F.	Family Room	13'4 X 16'5						
Main F.	Dining	12'6 X 11'3						
Above	Master Bedroom	14'11 X 13'4						
Above	Bedroom	12' X 10'1						
Above	Bedroom	10'10 X 13'6						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms:	
Finished Floor Area Main:	1,234	Finished Levels:	3	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	976	Basement Area:	Full, Unfinished	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	2,210	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	1,234	# or % Rentals:		7	
Grand Total Floor Area:	3,444			8	

Listing Broker(s): **(1) RE/MAX Treeland Realty**

Quality & Classy level entry 2 storey with basement in desirable Deer Run. Private courtyard leads to entry with heated marble floors. High ceilings on main level, crown mouldings, high baseboards, very bright with transom windows and custom Silhouette Hunter Douglas blinds. Large raised white kitchen with built-in appliances, center island and solid maple floors in kitchen, bright eating area & family room with center fireplace. French doors from nook area lead to terrace overlooking greenbelt. Upstairs has 3 bedrooms, master looks onto greenbelt has deluxe 5 pc ensuite, with heated marble floors, and walk-in closet. Full unfinished basement, with rough-in plumbing awaiting your ideas. Priced sharply for quick sale.