

# Features Of This Home

## Exterior Features:

- Asphalt roof
- Brick and hardi plank siding
- Double garage with built-in shelving
- Main floor expansive deck, gas bbq hook-up overlooks green space. Playground steps away
- Ground level walk out basement, partially covered patio, north exposed fenced backyard

## Main Level:

- 9 ft. ceilings
- Detailed finishing and hardwood flooring
- Living Room: gas fireplace
- Dining Room: feature ceiling
- Powder room: undermount sink
- Family: gas fireplace
- Kitchen: white cabinets, quartz counters, oversized island, undermount sink, Monogram stainless appliances include; fridge, 6 burner gas range, convection oven, LG microwave, pantry
- Roughed-in vacuum and alarm system
- Forced air furnace and hot water tank

## Upper Level:

- 9 ft. ceilings
- Master Bedroom: walk-in closet, detailed millwork, 5-Piece ensuite: double recessed sinks, 2017 oversized glass shower, jetted tub.
- Secondary bedrooms: 3
- Window seats in all bedrooms
- Main bathroom: single sink, tub/shower
- Laundry room closet/sink. Samsung washer/dryer

## Lower Level:

- 8 ft. ceilings
- Games Room: wet bar with sink
- Closet: washer and dryer hook-up available
- Bathroom: single sink, tub/shower

**Developer Phoenix Homes:** Since 1999, Phoenix has been a quality residential builder in BC Lower Mainland. Building communities across Metro Vancouver, Coquitlam, Surrey, Langley and the Fraser Valley in BC, Phoenix Homes has deep personal interests vested in each development and uncompromising commitment to quality and service.

**Monthly Maintenance Fee:** \$334.59

(management, amenities, garbage, gardening)

**Contingency Fund:** \$45,008.29 March 2018

**Recreation Building:** mail pick up, meeting room

**Gross Taxes 2017:** \$3,379.14

**Units in Complex:** 64

**Restrictions:** Please confirm by reading Bylaws, Rules and Regulations.

**Parking:** Double Garage and Guest Parking

**Pets:** 2 cats or 2 dogs, no vicious breeds such as Rottweilers, Pitbull's or Doberman Pincher

**Ages:** All ages

**Rentals:** No rental restrictions

**Barbeques:** Yes

**Main Floor:** 1,141 sq. ft.

**Upper Floor:** 1,078 sq. ft.

**Lower Level:** 705 sq. ft.

**Totals Floor Area:** 2,924 sq. ft.

**Double Garage:** 400 sq. ft.

## Neighborhood Schools:

Morgan Elementary: 3366 156A Street

Earl Marriot Secondary: 15751 16 Avenue

Southridge Private School: 2656 160 Street

**Negotiable:** Main floor and basement flat screen tv's. Basement projector and fireplace. Master bdrm. detached closet



THE WALKER REAL ESTATE TEAM

We Run On Experience. **604 889 5004**

21-Year Emerald Master Medallion Winners, FVRB

25 Years of Building and Development Background

16 Years Mortgage Experience

## THE TEAM

Dave Walker

Cindy Walker

Amanda Walker

"中文服务" Iris Zhang

Service in Mandarin: 778 834 6660

EMAIL [info@WalkerRealEstate.ca](mailto:info@WalkerRealEstate.ca)

# Features Of This Home

限制条款：请查阅具体的管理条款。

宠物限制：2只狗或2只猫（禁止饲养攻击性宠物）。

年龄限制：无限制。

出租：可出租。

BBQ：允许。

每月管理费用：\$334.59（包括管理费、垃圾费、公共设施使用及花园打理费）

2017年地税：\$3,379.14

小区内门牌号：64

车库：双车库

一楼：1,141平方英尺；

二楼：1,078平方英尺；

地下室：705平方英尺。

室内总面积：2,924平方英尺。

双车库：400平方英尺。

学区：

小学：Morgan Elementary (3366 156A Street)

中学：Earl Marriot Secondary (15751 16 Avenue)

Southridge 私校（2656 160 Street）

免责声明：

我们给出的数据也许有误，若买家认为有必要，请自行确认。

Iris Zhang

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Presented by:

**Cindy Walker**

HomeLife Benchmark Realty (White Rock) Corp.

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info@WalkerRealEstate.ca



**Active**  
**R2244804**

Board: F  
Townhouse

**32 15988 32 AVENUE**

South Surrey White Rock

Grandview Surrey

V3Z 2J4

Residential Attached

**\$1,079,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **0.00** Original Price: **\$1,079,000**  
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2015**  
 Depth / Size (ft.): **0** Bedrooms: **5** Age: **3**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **MF**  
 Flood Plain: **No** Full Baths: **3** Gross Taxes: **\$3,379.14**  
 Council Apprv?: \_\_\_\_\_ Half Baths: **1** For Tax Year: **2017**  
 Exposure: **North** Maint. Fee: **\$334.59** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **029-384-346**  
 Mgmt. Co's Name: **Obsidian Management** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-757-3151**  
 View: **Yes: North Facing/Open Green Space**  
 Complex / Subdiv: **Blu At Morgan Creek**  
 Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**

Style of Home: **2 Storey w/Bsmt., 3 Storey**

Construction: **Frame - Wood**

Exterior: **Brick, Hardi Plank**

Foundation: **Concrete Perimeter**

Rain Screen: \_\_\_\_\_

Renovations: \_\_\_\_\_

Water Supply: **City/Municipal**

Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard, Patio(s), Sundeck(s)**

Type of Roof: **Asphalt**

Reno. Year: \_\_\_\_\_

R.I. Plumbing: **No**

R.I. Fireplaces: \_\_\_\_\_

# of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2**

Parking: **Garage; Double**

Parking Access: **Front**

Locker: **N**

Dist. to School Bus: **2**

Total Units in Strata: **64**

Dist. to Public Transit: **2**

Units in Development: **64**

Title to Land: **Freehold Strata**

Property Disc.: **Yes**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Laminate, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Sewer, Snow removal, Water**

Legal: **PL BCS4099 LT 31 LD 36 SEC 23 TWP 1**

Amenities: **Club House, Garden, Playground, Recreation Center**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Jetted Bathtub, Security - RI, Vacuum R.I.**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22'0 x 13'0	Above	Laundry	7'0 x 5'0			x
Main	Dining Room	13'0 x 12'0	Below	Recreation	19'0 x 15'0			x
Main	Kitchen	13'0 x 11'0	Below	Bedroom	11'0 x 10'0			x
Main	Pantry	5'0 x 4'0	Below	Walk-In Closet	5'0 x 4'0			x
Main	Family Room	16'0 x 14'0			x			x
Above	Master Bedroom	15'0 x 14'0			x			x
Above	Walk-In Closet	6'0 x 5'0			x			x
Above	Bedroom	12'0 x 11'0			x			x
Above	Bedroom	12'0 x 11'0			x			x
Above	Bedroom	11'0 x 10'0			x			x

Finished Floor (Main):	<b>1,141</b>	# of Rooms: <b>14</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>1,078</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>705</b>	Restricted Age:			2	Above	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>2,924 sq. ft.</b>	# or % of Rentals Allowed: <b>100%</b>			4	Below	<b>4</b>	<b>No</b>	Garage Sz:
		Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Unfinished Floor:	<b>0</b>				6				
Grand Total:	<b>2,924 sq. ft.</b>	Basement: <b>Fully Finished, Separate Entry</b>			7				
					8				

Listing Broker(s): **HomeLife Benchmark Realty (White Rock) Corp.**

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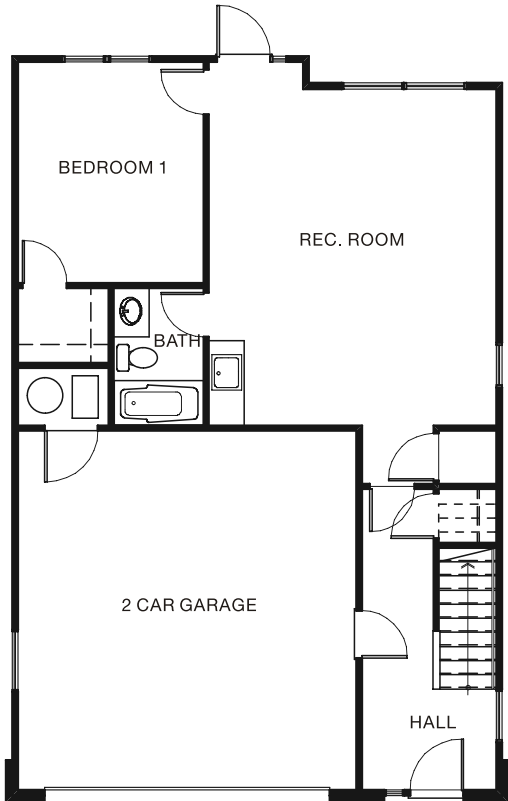
**BLU Executive Duplex Style Townhome. Quality constructed by Phoenix Homes, balance of new home warranty. Shows new 2,924 sq. ft. plan, full double garage. Ground level games room, bedroom, roughed in laundry & plumbed bar, walk out to north facing fenced rear yard overlooking natural green space, includes children play ground. Main floor traditional layout, living room south facing windows, north sundeck off kitchen with gas barbecue hook up. Upper level 4 bedrooms & laundry. High end finishing, main floor 9 ft. ceilings, hardwood flooring, detailed millwork, quartz counters, stainless appliances, gas range, jetted tub, 2 gas fireplaces. All ages, 2 pets & rentals welcome. Steps to Southridge & Morgan Creek Schools & Golf Course. Open House Sat, March 10th 2 pm to 4 pm**

# UNIT B

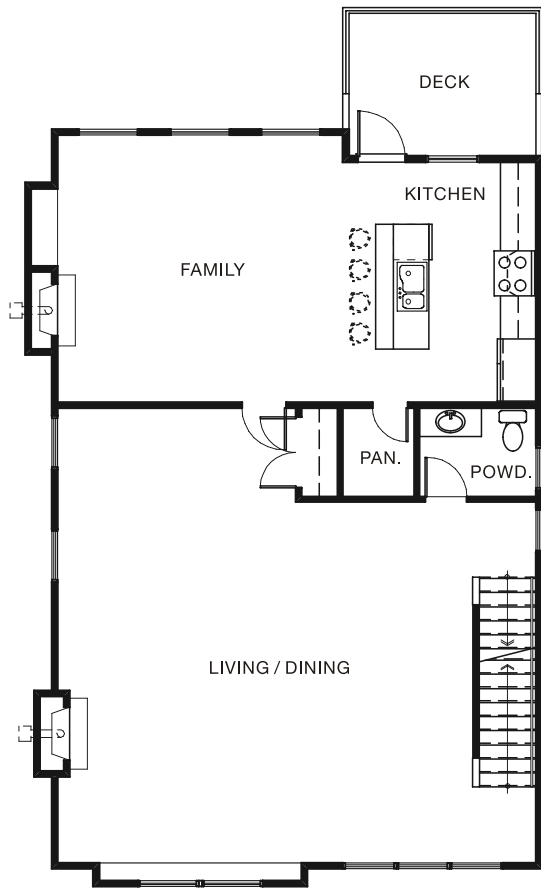
5 BEDROOMS  
2,945 - 2,996 SQ.FT.



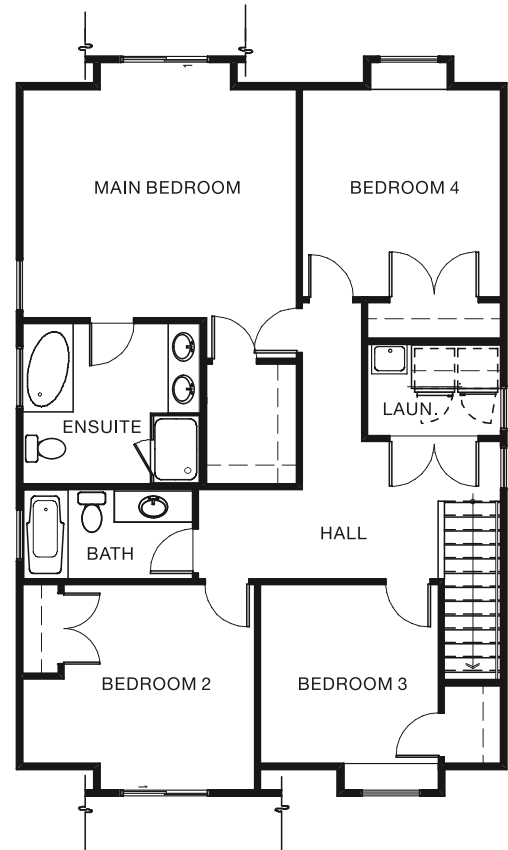
AT MORGAN CREEK



GROUND FLOOR



SECOND FLOOR



THIRD FLOOR



The builder reserves the right to make modifications and changes should they be necessary. E. & O. E.

# SITE PLAN



AT MORGAN CREEK

PHASE 1

PHASE 2

PHASE 3

PHASE 4



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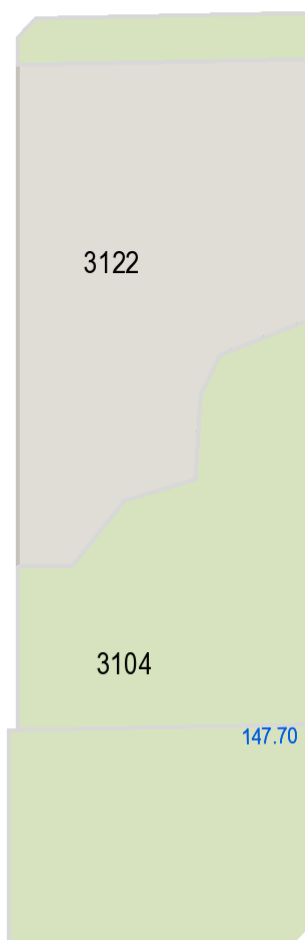
Morgan Creek Way

Canterbury Dr

32 Ave



160 St



Enter Map Description

Scale: 1:2,000







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