Rear Yard Exp: West Aproval Req?: For Tax Year: 2016 Tax Inc. Utilities?: No P.I.D. 025-938-207 Tour: Virtual Tour URL View: : : Complex / Subdiv: RCKWELL Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water Style of Hom: 2 Storey w/Bsmt. Complex / Subdiv: Total Parking: 2 Covered Parking: 2 Parking Access: Pront Style of Hom: 2 Storey w/Bsmt. Construction: Total Parking: 2 Covered Parking: 2 Parking Access: Pront Style of Hom: 2 Storey w/Bsmt. Construction: Total Parking: Carage; Double Dist. to School Bus: Total Parking: Garage; Double Start of Frequence Parimeter Renow Year: R.I. Fireplaces: Property Disc. 'Yes Proto Trait Dist. to School Bus: Total Starta Start of Starta LT 31 SEC 26 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT Firstlice Action, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby Features: Ender Garoon 12 Y 11' Not National Starta Start AP L Bocstoris TRATA LT 31 SEC 26 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT Firstlice Marking Starta LT 31 SEC 26 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT Starta L Bocstoris TRATA LT 31 SEC 26 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTIO					Presented by: kki Cvitan RE/MAX Select Real Phone: 778-926-64 www.nikkicvit.ca nikkic@remax.net	ty 54			s	REMEX Gelect ^V Realty	
Meas. Type: Bedrooms: 5 Approx. Year Built: 2004 Depth / Size: Bathrooms: 4 Age: 12 Depth / Size: Depth / Size: Bathrooms: 4 Age: 12 Depth / Size: Depth / Size: Depth / Size: Tool Full East: 1 Gross Taxes: 53,205.4 Meas: Type: Concrete Parimetr Concrete Parimetr Concrete Parimetr Depth / Size: Depth / Size: Depth / Size: Parking: Concrete Parimetr Depth / Size: Parking: Garage; Double Dett. to School Bus: Total Parking: Depth / Size: Parking: Garage; Double Dett. to School Bus: Total Parking: Parking: Access: Front Parking: R.: Frepheres: R.: Frepheres: R.: Frepheres: Depth / Size: Parking: Concrete Parking: Parking: Concrete Parking: Parking: Concrete Depth / Size:	R2098108 Board: F	Family	3		uth Surrey White Ro Morgan Creek	rrey White Rock gan Creek			\$979,000 (LP)		
izyle of Home: 2 Storey w/Bsmt. Frame - Wood Sterior: Mixed Concrete Perimeter Reno. Year: 2012 Title to Land: Freaded Owner Property Disc.: Yes Parking: Garage; Double Dist. to Public Transit: Dist. to School Bus: Title to Land: Freedowner Property Disc.: Yes Parking: Garage; Double Dist. to Public Transit: Dist. to School Bus: Title to Land: Freedowner Property Disc.: Yes Property Disc.: Yes Forced Yard, Patio(s) Yes Parking: StarAT of Bregaces: Front Fistures Raview: No : Floor Finish: Hardwood, Wall/Wall/Mixed Yes STRATA pt BCSS91 STRATA LT 31 SEC 26 TWP 1 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V. In Suite Laundry Site Influences: Central Location, Cul-de-Sac, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby catures: CithWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Hot Tub Spa/Swirplool, Security System, Sprinkler - Inground, Vacuum Bit. In, Floor Type Main Kitchen 12' x11' Barmt Bedroom 12' x 11' Main Nook 11' x 8' Main Nook 11' x 8' Main Nook 11' x 8' Main Nook 11' x 8' Main Study 8'8 x 76 Above Bedroom 10' 6 x 10' Above Bedroom 116' 6 10' Above Bedroom 116' 6 10' Above Bedroom 12' 6 x116 Finished Floor (Tota): 2,953 set, ft. Craw/Barn. Height: Basement: Fully Finished Jan Total: Basement: 4 Basement: Fully Finished Basement: Fully Finished Dist. 0 Particle Concret Total Parking: 2 Covered Parking: 2 Covered Parking: 2 Parking Access: Front Transit: Dist. to School Bus: Title Concrete Dist. to Puble Total Parking: Covered Parking: 2 Parking Access: Front Dist. to School Bus: Title Concrete Dist. to Puble Total Parking: 2 Covered Parking: 2 Parking Access: Front The Concrete Dist. to Puble Total Parking: 2 Covered Parking: 2 Parking Access: Front The Concrete Dist. to Puble Total Parking: 2 Covered Parking: 2 Parking Access: Front The Concrete Dist. to Puble Total Parking: 2 Parking Access: Front The Concrete Dist. to Puble Total Parking: 2 P				Meas. T Depth / Lot Are Flood P Rear Ya Approva If new, View: Comple	ype: Size: a (sq.ft.): 1.00 lain: No ard Exp: West al Req?: GST/HST inc?: : x / Subdiv: ROCH	Bedroor Bathroo Full Bat Half Bat	ns: ms: hs: ths:	4 3 1	Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 Tour: V	Year Built: 2004 12 MF axes: \$3,205.44 Year: 2016 Utilities?: No 25-938-207 irtual Tour URL	
BorTypeDimensionsElorTypeDimensionsElorTypeDimensionsMainLiving Room13' x 11'BsmtBedroom12' x 11'xMainDining Room13' x 11'BsmtRecreation34' x 12'5xMainNook11' x 8'BsmtWine Room10' x 8'xMainStudy8'8 x 7'6xxxMainStudy8'8 x 7'6xxxAboveBedroom10'4 x 10'2xxxAboveBedroom10'6'8 x 14'2xxxAboveBedroom10'6'8 x 14'2xxxAboveBedroom10'4 x 10'2xxxAboveBedroom12'6 x 11'6xxxInished Floor (Main):1,031# of Rooms:13# of Ritchens: 1Beds not in Basement:4Basmt4NoInished Floor (Total):2,953 sq. ft.Crawl/Bsmt. Height:Beds not in Basement:451Main2NoGarage Sz:Door Height:Eds in Basement: 1Beds not in Basement:455Door Height:Door Height:Infinished Floor:139rand Total:3,992 sq. ft.10' Finished770	onstruction: xterior: oundation: ain Screen: enovations: of Fireplaces ireplace Fuel: vater Supply: uel/Heating: utdoor Area: ype of Roof: egal: menities: ite Influences	Frame - Wood Mixed Concrete Perimet Partly 1 Gas - Natural City/Municipal Electric, Forced A Fenced Yard, Pati Tile - Concrete STRATA PL BCS55 UNIT ENTITLEME In Suite Laundry Central Location,	er Renc R.I. 1 R.I. 1 R.I. 1 r, Natural Gas o(s) 91 STRATA LT 3: NT OF THE STR/ Cul-de-Sac, Gol	Plumbing: Fireplaces: L SEC 26 TWP 1 T TA LOT AS SHOV F Course Nearby,	Parking: Ga Dist. to Publ Title to Land Seller's Inter Property Dis PAD Rental: Fixtures Lea: Fixtures Rm Floor Finish: OGETHER WITH AN VN ON FORM V.	rage; Double c Transit: : Freehold St est: Registered c.: Yes :: : : : : : : : : : : : : : : : : :	rata Owner Wall/Wal THE COMI Shopping	Dist. to I/Mixed MON PROI	o School Bu	IS: PROPORTION TO THE	
inished Floor (Main):1,031# of Rooms:13BathFloor# of PiecesEnsuite?Outbuildingsinished Floor (Above):1,087# of Kitchens: 11Main2NoBarn:Barn:Barn:Workshop/Shed:Barn:Barn:Workshop/Shed:Doi:Barn:Workshop/Shed:Doi:Barn:Workshop/Shed:Pool:Garage Sz:Doi:Barn:Workshop/Shed:Pool:Barn:Workshop/Shed:Pool:Garage Sz:Doi:Barn:Workshop/Shed:Pool:Barn:Workshop/Shed:Pool:Garage Sz:Doi:Barn:Workshop/Shed:Pool:Garage Sz:Doi:Barn:Pool:Garage Sz:Doi:Garage Sz:Doi:Garage Sz:Doi:Garage Sz:Doi:Height:Doi:Height:Doi:Height:Doi:Height:Heig	Floor Main Main Main Main Main Above Above Above	Type Living Room Kitchen Dining Room Nook Family Room Study Master Bedroom Bedroom Bedroom	Dimensions 13' x 11' 12' x 11' 13' x 11' 11' x 8' 15'4 x 11'4 8'8 x 7'6 16'8 x 14'2 10'4 x 10'2 11'6 x 10'	Floor Bsmt Bsmt	<u>Type</u> Bedroom Recreation	Dimensions 12' x 11' 34' x 12'5 10' x 8' x x x x x x x x x x x	<u>Floor</u>	•		Dimensions X X X X X X X X X X	
	inished Floor (inished Floor (inished Floor (inished Floor (inished Floor (Infinished Floor	Main): 1,03 Above): 1,08 Below): 3 Basement): 83 Total): 2,95 r: 13	# of Rd # of Ki 0 # of Le 55 Suite: I 33 sq. ft. Crawl/I Beds in Basement	cchens: 1 vels: 3 lone Bsmt. Height: Basement: 1		t: 4 5	Main Above Above	2 5 4	No Yes No	Barn: Workshop/Shed: Pool: Garage Sz:	

NEW PRICE! Fully detached 5 bd strata home at the Rockwell. Largest plan in the complex. Meticulously maintained 2 storey w/full bsmt features: Gourmet spacious kitchen w/granite counters, many high-end upgrades include crown mouldings, modern paint colours, oak hdwd floors w/white-kick features on stairs, security system, built-in vacuum, new 2" blinds, new hot water tank, built-in speakers & wine cellar. Bsmt w/lg theatre room & full 4 pc bathroom w/additional bedroom. Fully fenced bkyd w/hot tub & pergola for privacy. Double car garage. Located in one of South Surrey's most prestigious neighbourhood w/easy access to Hwy 99 & US border. Walking distance to shopping, restaurants & more. Call today to book your private viewing!