



Deer Run Home on Morgan Creek Golf Course
77 - 3355 Morgan Creek Way • Surrey, BC

RESIDENT EXPERTS

ENGEL & VÖLKERS

Reasons We Love This Location

- Located on Morgan Creek Golf Course
- 3-minute drive to Indigo Cafe
- 3-minute drive to Tap Restaurant
- 4-minute drive to Notti Biscotti
- 5-minute drive to Trevor Linden Gym
- 7-minute drive to Cactus Club ,The Keg and Milestones
- 13-minute drive to White Rock Beach
- 15-minute drive to Crescent Beach



Key Facts & Features

- Price: \$1,878,000
- Size: 3,927 sq.ft.
- Bedrooms: 3 + Office
- Bathrooms: 3
- Built in 1999
- Taxes: \$5240.73
- Maintenance Fees: \$639.06
- Insuite laundry
- 5 Parking Spaces - 3 Car Attached Garage
- Abundance of Storage Throughout
- Pets Allowed with Restrictions
- Rentals Allowed with Restrictions
- Neighbourhood: Morgan Creek
- School catchments:
 - Elementary K-7: Morgan Elementary
 - Secondary 8-12: Grandview Heights Secondary

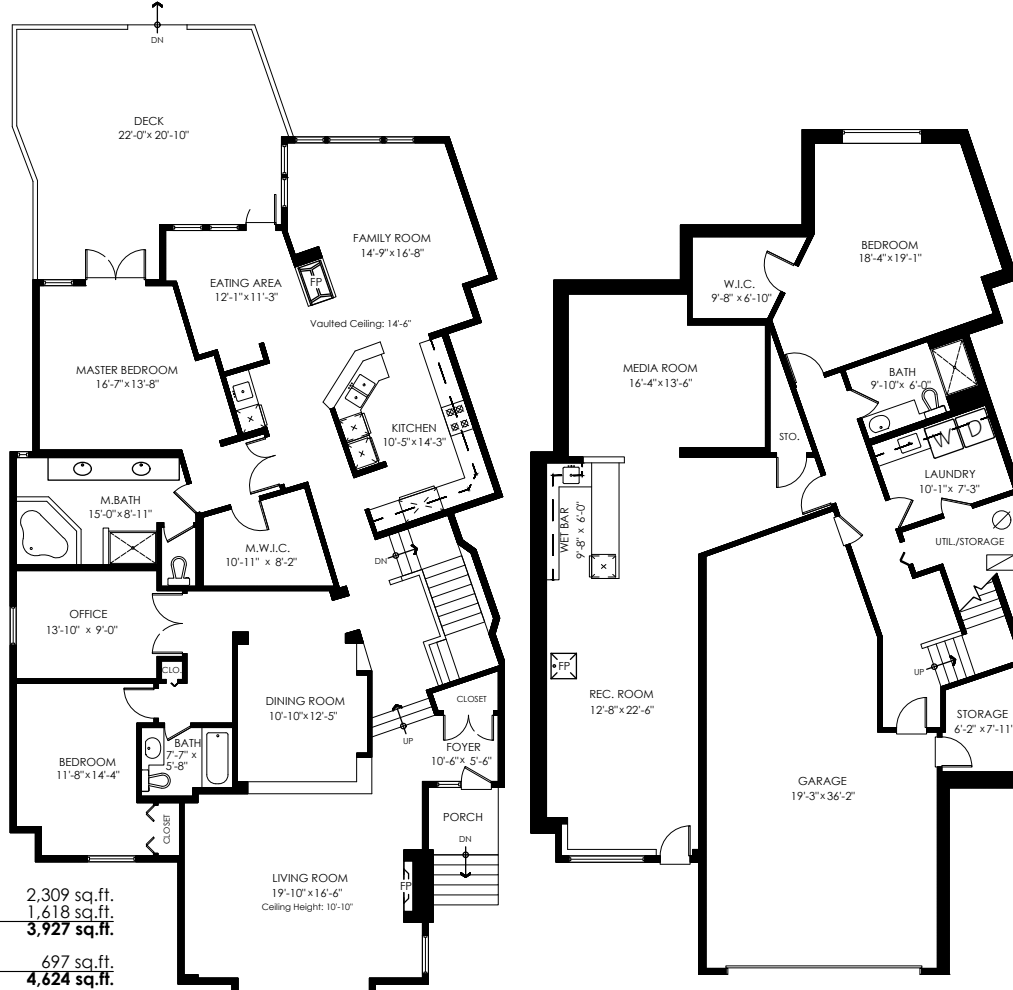


In Highly Sought-After Deer Run

Dreaming of a tranquil townhome with exceptional views? Well, pinch yourself because this rarely available view townhome on Morgan Creek Golf Course, with 3927 sq.ft. of spacious interior living and private west-facing patio is now available in highly sought-after Deer Run. Only a small selection of units in this desirable complex back onto the golf course, and few with such exceptional outlooks over the 10th fairway. Imagine sitting with a glass of wine on your private, back patio, watching the sun set, listening to birds chirping and enjoying a nice dinner.

This sophisticated home boasts ceilings up to 14 feet high and large windows throughout the main floor giving an expansive, light and open sense. While three gas fireplaces give you a cozy feel when it gets chilly. Thoughtfully laid out and very well kept, this open concept home has it all, including 3 bedrooms and den/office, 3 bathrooms, formal living and dining, family room, media room, bar, gym area and much more. The master bedroom is housed on the main level for added convenience. Attached 3 car garage plus 2 spots on the driveway and an abundance of storage finish off the exceptional home.

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Main Floor: 2,309 sq.ft.
 Lower Floor: 1,618 sq.ft.
Total Livable: 3,927 sq.ft.

Garage/Storage: 697 sq.ft.
Grand Total: 4,624 sq.ft.

Deck: 386 sq.ft.
 Porch: 32 sq.ft.
Total Extras: 418 sq.ft.

Main Floor Plan
 Floor Area: 2309 sq.ft.
 Ceiling Height: 9'

Lower Floor Plan
 Floor Area: 1618 sq.ft.
 Ceiling Height: 8'-6"

* Measurements are approximate, buyer to verify measurements if deemed important.



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