

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**16-16261 23A Avenue, The Morgan, Surrey, BC, V3Z 0P7, Canada**

**MLS®# R2537990**



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<b>Property Value</b>	\$868,000
<b>Type</b>	Townhouse
<b>Basement</b>	Fully Finished
<b>Parking</b>	2 Car Garage
<b>Year Built</b>	2016
<b>Taxes</b>	2,770.84
<b>Living Area</b>	1,774 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full & 1 half
<b>Maintenance Fee</b>	\$369.39

### Description

'The Morgan Show Home' - corner home. Over \$50,000 in upgrades! This stunning red brick faced Georgian style home offers high end living in an unbeatable location. Ten foot ceilings on the main level and huge windows allow for ample light. Amazing open and functional kitchen, surrounding cabinetry, draperies, built-ins everywhere, dedicated work from home space, designer paint touches, wallpaper, upgraded light fixtures, wifi-remote thermostat, closet organizers, and spacious garage. Close to Morgan Crossing, new aquatic center, stores and services, best dining in the area and walking distance to Oak Meadows Park. So many upgrades - move in and enjoy all the well thought out details!



