



604.671.7000

Condos & Homes Team

www.bccondosandhomes.com | sales@bccondosandhomes.com



3412 – 155 Street – Morgan Creek, South Surrey

Pinnacle of Luxury, 6000 SF executive residence. Exceptional quality and design by WILD & HERRINGBONE INTERIORS impressive hand crafted millwork create this 6000+ SF. luxurious 5 bedroom, 6 bathroom principal residence. Features include: Formal living rm & family rm, dining room, Gourmet chef's kitchen w/WOLF appliances & wok kitchen. Stunning stone linear fireplaces, custom oversized windows with 4' French shutters, radiant heat, hardwood floor throughout, central AC, smart control panel, security audio system & many more. 4Bd up, luxury master suite with 2 walk-in closets & fireplace. Basement is an entertainer's paradise with glass enclosed theatre, wet bar, cigar room, play area, gym, sauna, bonus 1 bedroom w/ensuite. Fully fenced, EV charger, outdoor heater, large patio, hot tub, play area.

Data Room Link to all docs below in one folder so you can download all docs at the same time

<https://www.tiktok.com/@Les%20Twarog/video/7335364342826667269>

Feature Sheet

<https://www.dropbox.com/scl/fi/2ebnu7l80khkm8svet59o/01-1101-1171-Jervis-Feature-Sheet12Pgs.pdf?rlkey=kjn6p6s7jpzy77f6gez4ij4cd&dl=0>

Matterport Doll Hoose 360 Walk Thru

<https://my.matterport.com/show/?m=AVTqiqt7CRy>

Property Vimeo Video

<https://vimeo.com/912732709?share=copy>

3 Different Format of Videos (Downloadable)

<https://www.dropbox.com/scl/fo/911zqs52qn2089083q1b6/h?rlkey=ib3979d09or08tzksw4pz2x4o&dl=0>

Paragon Direct Listing Link

<https://s.paragonrels.com/goto/ZcXxGK>

Property Hi Res Pics

<https://www.dropbox.com/scl/fo/hlt9dminpmdkvmc7k9e7/h?rlkey=32nj84yko6q91rpujbqo22ak0&dl=0>

Docs For Realtors; IDRPO, PDS, Team Disclosure etc

<https://www.dropbox.com/scl/fi/rc9aqf5stezgrfvrtc2t/04-IDRPO-PDS-Team-Disclosure.pdf?rlkey=ubxny0ck2f7wt6fnzqkuksc2v&dl=0>

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Floor Plan – No WM

<https://www.dropbox.com/scl/fi/e5uj53nappppu409z26o7/05-Floorplan.pdf?rlkey=000471xjicqkstypa83h87co9&dl=0>

MLS Snap Stats for South Surrey

<https://www.dropbox.com/scl/fi/xo3vaj1jfs192kki1w85r/06-SnapStatsSouthSurrey.pdf?rlkey=tsissue219jeap8q6wzwpbfvc&dl=0>

Listing Web Site for this property

<https://bcforsale.net/m-r2847400-364-36740-2/3412-155-street>

Property Listing on our BC Condos and Homes Site

<https://www.bccondosandhomes.com/listing/r2847400-3412-155-street>

MLS Listing Activity Report as of Feb 16, 2024

<https://www.dropbox.com/scl/fi/9mjec1tw525y9vvmquhls/08-PrintAdvertisingRealEstateGuide-March.pdf?rlkey=hm9xtpftfr1lw0c01dq59mc5m&dl=0>

Social Media Promotion;

Twitter - Z

<https://twitter.com/262344972/status/1757676122429354141>

Linkedin

<https://www.linkedin.com/feed/update/urn:li:ugcPost:7163441964124688384/>

TikTok

<https://www.tiktok.com/@Les%20Twarog/video/7335364342826667269>

Facebook

<https://www.facebook.com/watch/?v=392026773519202>

Area Listings on our Web Site BC Condos and Homes

https://www.bccondosandhomes.com/#/?lat=49.06331292738667&lng=-122.7915086083196&zoom=16&sold=false&openhouse=false&price_from=0&price_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2024&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Cpartment&restrictions&features&media

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Area Sales on our Web Site BC Condos and Homes

https://www.bccondosandhomes.com/#/?lat=49.06331292738667&lng=-122.7915086083196&zoom=16&sold=true&openhouse=false&price_from=0&price_to=20000000&beds=0%2B&baths=0%2B&kitchens=0%2B&sqft_from=0&sqft_to=10000&built_from=1900&built_to=2024&lotsize_from=0&lotsize_to=43560000&frontage=0&levels=1%2B&dollarfoot_from=0&dollarfoot_to=2000&parking=0&days_back=720&price_reduced=0&dom=720&keywords&types=house%2Ctownhouse%2Capartment&restrictions&features&media

Google Earth

<https://earth.google.com/web/search/3412+155+Street,+morgan+Creek/@49.06503313,-122.79307575,85.05956583a,826.81153523d,35y,-0h,0t,0r/data=CigiJgokCcKf3uzsiEhAEcKPL76nh0hAGa5dzt2CsI7AIQ9RF0xFs17A>

Street View

https://www.google.com/maps/@49.063921,-122.7929789,3a,75y,81.62h,93.3t/data=!3m6!1e1!3m4!1s2uoeVMCsFxsbcSU3_d8XZQ!2e0!7i16384!8i8192?entry=ttu

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