

<b>Depth/Size (ft):</b>	0	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	1970
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	54
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,548.76
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	376.00	<b>For Tax Year:</b>	2023
<b>View:</b>				<b>P.I.D.:</b>	000-994-162

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Stucco,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	52 - Total Units in Strata: 52
<b># of Fireplaces:</b>	1 - Fuel: Wood	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tile - Concrete	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:**

**Mgmt. Company:** PROFILE PROPERTIES - 604-464-7548

**Complex / Subdiv:** WOODSIDE ESTATES

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 44, PLAN NWS20, SECTION 6, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** Tennis Court(s)

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Storage Shed

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'11 x 3'8	Above	Primary Bedroom	10'8 x 13'9
Main	Laundry	5'1 x 8'6	Above	Bedroom	8'11 x 10'5
Main	Eating Area	7'5 x 8'10	Above	Bedroom	10'0 x 11'3
Main	Kitchen	8'2 x 7'6	Above	Den	5'5 x 4'8
Main	Storage	4'8 x 3'10			
Main	Living Room	11'5 x 13'4			
Main	Dining Room	7'10 x 12'6			

<b>Finished Floor (Main):</b>	674 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	703 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Above	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,377 sqft	<b>Basement:</b>	Crawl			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,377 sqft	<b># Of Pets:</b>				

Welcome to Woodside Estates! This centrally located, family-oriented townhome complex is a true hidden gem. Tucked away into the trees, this quiet and spacious 3 bed, 2.5 bath home has been tastefully updated and is move-in ready! This home features updated bathrooms, brand new paint throughout, new baseboards, new windows, furnace replaced in 2016, hot water tank in 2022. Updated kitchen with new countertops, tile backsplash, stainless appliances. Lots of storage space, including large pantry and storage shed. Walking distance to elementary, middle and high school. Easy access to trails, parks, Hyde Creek Recreation Centre, shops, services. A great place to call home!