R2900870 Apartment/Condo

108 9626 148 STREET SURREY

Guildford, V3R 0W2

Residential	Attached
\$524	l,999 (LP)

Apartment/oondo		Guildfo	ord, V3R 0W2			ψ 52 4,335 (ΕΙ
Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1995	5
Frontage (ft):		Bathrooms:	2	Age:	29	-
Lot Area:		Full Baths:	2	Zoning:	RM-	45
Flood Plain:	No	Half Baths:	0	Gross Taxes:		15.75
Rear Yard Exp:		Maint. Fee:	503.19	For Tax Year:	2023	
View:	No	Marrie Fee.	000.10	P.I.D.:		.812-627
	110				010	
Style of Home:	Ground Level Unit		Parking:	Total: 2 - Covered:	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed		Parking Access:	Front		
Foundation:			Parking:	Garage; Undergro	und	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:			
# of Fireplaces:	1 - Fuel: Gas - Natural	I	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	No		
Outdoor Area:	Fenced Yard, Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate		Fixtures Rmvd:	No		
			I			
View:	No		I			
View: Mgmt. Company:	No					
	No		1			
Mgmt. Company:	No Electricity,Natural Gas	5	1			
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas STRATA LOT 16, BLO IN THE COMMON PR	OCK 5N, PLAN LMS1461, SECTION ROPERTY IN PROPORTION TO T	HE UNIT ENTITLEMENT OF TH	IE STRATA LOT AS SH		
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below): Finished Floor (Bsmt): Finished Floor (Total):	Electricity,Natural Gas STRATA LOT 16, BLO IN THE COMMON PF Club House,Elevator,E Private Yard,Shopping ClthWsh/Dryr/Frdg/St Pets Allowed w/Rest., Rennie & Associates I Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Patio 1,104 sqft 0 sqft 0 sqft 1,104 sqft	CK 5N, PLAN LMS1461, SECTIOI ROPERTY IN PROPORTION TO TI Exercise Centre,Garden,In Suite La g Nearby ve/DW Rentals Allowed Realty Ltd. Dimensions 11'6 x 11'3 11'3 x 9'6 10'6 x 8'3 11'1 x 15'1 14'1 x 11'4 30'0 x 18'0 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	HE UNIT ENTITLÉMENT OF TH aundry,Pool; Outdoor,Sauna/Stea Floor 6 1 1 None	IE STRATA LOT AS SH am Room,Storage Type Bathroom Floor Main	Dimen	I 1 Isions Ensuite? Yes

Hartford Woods - An absolute must see! 2bed/2bath Ground Level Courtyard facing home with peaceful HUGE PRIVATE OUTDOOR PATIO now available. Features include white kitchen cabinets with quartz countertops, laminate flooring throughout, quartz counters in both bathrooms, master bedroom with walk through closet and ensuite plus 2nd bedroom with cheater ensuite. Enjoy entertaining & BBQ's year round on your COVERED eastern exposed patio! Open plan living area with a great room concept, a cozy gas fireplace, insuite laundry, storage locker, and 2 secured parking stalls. Complex features outdoor pool, gym, guest suite, and steam room. Central location close to transit, shopping, schools, and parks. Well run strata with healthy contingency fund.



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