

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1999
Frontage (ft):	Bathrooms:	2	Age:	25
Lot Area:	Full Baths:	2	Zoning:	C-3
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,564.68
Rear Yard Exp:	Maint. Fee:	583.96	For Tax Year:	2023
View:	Yes		P.I.D.:	024-499-668

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	1118
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Other	Fixtures Rmvd:	No

View:	Yes : MOUNT BAKER TO VAN ISLAND
Mgmt. Company:	QUAY PACIFIC - 604-521-0876
Complex / Subdiv:	THE WOODWARD
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 75, SUB BLOCK 13, PLAN LMS3871, 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 OR V, AS APPROPRIATE
Amenities:	Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Workshop Attached
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 15'			
Main	Dining Room	12' x 11'2			
Main	Kitchen	12' x 9'			
Main	Laundry	12'8 x 9'4			
Main	Primary Bedroom	18'4 x 15'			
Main	Walk-In Closet	5'6 x 6'			
Main	Bedroom	17'2 x 12'3			

Finished Floor (Main):	1,180 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,180 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,180 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Life at The WOODWARD where you have indoor elevator access directly to the Mall! A fabulous end suite w/SE & S views from Mt Baker to Vancouver Island. This home has had top quality reno's including engineered H/W flooring, total kitchen w/additional counters, AIR CONDITIONING, crown moldings, a custom built Murphy bed w/matching cabinets + more ~ all with Council approval. A separate laundry room w/lots of storage cupboards. Spacious, covered balcony for your early morning coffee/afternoon beverage! Well looked after building w/upgrades including replumbing in 2019, common room updates in 2020 & balcony resurfacing in 2023. Great building amenities w/gym, community room, meeting/party room & workshop. Storage Locker & 1 Parking. Pet friendly for 1 cat OR dog (25" at shoulder).