

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1998
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	26
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,918.51
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	340.28	<b>For Tax Year:</b>	2024
<b>View:</b>				<b>P.I.D.:</b>	024-757-632

<b>Style of Home:</b>	2 Storey,End Unit,Rancher/Bungalow w/Bsmt.	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	82 - Total Units in Strata: 82
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** LEONIS MANAGEMENT - 604-575-5474

**Complex / Subdiv:** Woodbridge

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

**Legal:** STRATA LOT 35 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS3148 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** Club House,Garden,In Suite Laundry

**Site Influences:** Central Location,Gated Complex,Golf Course Nearby,Private Yard,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Vaulted Ceiling,Windows - Thermo

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

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'10 x 12'11	Main	Foyer	6'5 x 4'4
Main	Dining Room	7'2 x 7'1	Bsmt	Recreation Room	10'11 x 8'6
Main	Kitchen	9'6 x 7'11	Bsmt	Bedroom	12'9 x 10'4
Main	Primary Bedroom	15'6 x 11'6	Bsmt	Bedroom	12'9 x 10'
Main	Walk-In Closet	5'10 x 5'8	Bsmt	Storage	9'6 x 6'5
Main	Bedroom	12'7 x 8'6			
Main	Laundry	5' x 5'			

<b>Finished Floor (Main):</b>	1,065 sqft	<b># Of Rooms:</b>	12	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	577 sqft	<b>Crawl/Bsmt Height:</b>		Bsmt	4	No
<b>Finished Floor (Total):</b>	1,642 sqft	<b>Basement:</b>	Fully Finished,Separate Entry			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,642 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Woodbridge - a gated, parklike community in the heart of Panorama Village - Walk to everything! Fabulous 4 bedrm, 3 full bathrm end unit rancher with bright walkout basement, double garage & large private yard. Vaulted ceiling living rm w/river rock surround gas fireplace open to dining rm, kitchen & door to covered deck. 2 bedrms on main - spacious primary bedrm w/vaulted ceiling, walkin closet & oversized shower ensuite. Laundry/storage room on main. Bright bsmt features 2 additional bedrms, 3rd bathrm & family rm that leads out to covered patio, large private yard & greenspace. Steps to YMCA, shops, restaurants, Fresh Street market, a plethora of amenities, parks & schools. Well run strata, clubhouse w/2 guest suites, low maintenance fees, rentals & 2 pets welcome (no size restriction).