

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1975
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 1	<b>Age:</b> 49
<b>Lot Area:</b>	<b>Full Baths:</b> 1	<b>Zoning:</b> CD
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$1,362.10
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 583.91	<b>For Tax Year:</b> 2024
<b>View:</b>		<b>P.I.D.:</b> 000-733-300

<b>Style of Home:</b> 1 Storey	<b>Parking:</b> Total: 1 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Mixed,Wood	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b> 120 - Total Units in Strata: 1
<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> Baseboard,Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcony(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Tar & Gravel	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate,Tile,Vinyl/Linoleum	<b>Fixtures Rmvd:</b> Yes

**View:**

**Mgmt. Company:** Strataco Managment - 604-294-4141

**Complex / Subdiv:** WOODSTONE PLACE

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

**Legal:** STRATA LOT 62, PLAN NWS462, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 8176/1000000 1310-9230 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 APPROPRIAT

**Amenities:** Bike Room,Club House,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Storage,Workshop Attached

**Site Influences:** Central Location,Cul-de-Sac,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** Dishwasher,Microwave,Range Top,Stove

**Bylaw Restrict:** Pets Allowed,Rentals Allowed

**Listing Broker(s):** eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 7'8			
Main	Primary Bedroom	10'1 x 15'6			
Main	Bedroom	8'8 x 11'7			
Main	Living Room	13'8 x 16'11			
Main	Dining Room	8'0 x 8'0			
Main	Kitchen	13'1 x 7'6			

<b>Finished Floor (Main):</b> 923 sqft	<b># Of Rooms:</b> 6	<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> 1			
<b>Finished Floor (Bsmnt):</b> 0 sqft	<b>Crawl/Bsmnt Height:</b>			
<b>Finished Floor (Total):</b> 923 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 923 sqft	<b># Of Pets:</b> Cats: Yes, Dogs: Yes			

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo located on the second floor of the well-loved Woodstone Place. This home boasts a spacious open-concept layout with side-by-side bedrooms, a large living room, and a dining area perfect for entertaining. The kitchen features stainless steel appliances and a convenient pantry, making it ideal for all your culinary needs. Step outside to your private enclosed balcony oasis overlooking the tranquil greenbelt, offering a peaceful retreat. This well-cared-for building includes fantastic amenities such as a caretaker, garbage pickup, gardening, gas, heat, hot water, management, recreation facility, and snow removal. This gem won't last long—call your realtor today to schedule a viewing!