

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	Bathrooms:	3	Age:	54
Lot Area:	Full Baths:	1	Zoning:	TWHSE
Flood Plain:	Half Baths:	2	Gross Taxes:	\$2,710.69
Rear Yard Exp:	Maint. Fee:	460.00	For Tax Year:	2024
View:	No		P.I.D.:	001-087-061

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 0
Construction:	Frame - Wood	Covered Parking:	0
Exterior:	Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	
Renovations:		Units in Dev:	93
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	Cistern	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	NAI GOODARD SMITH
Complex / Subdiv:	woodbridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 83, BLOCK 5N, PLAN NWS67, SECTION 16, RANGE 1W, 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:	In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 11'	Above	Bedroom	11' x 9'	Below	Storage	9' x 8'
Main	Kitchen	11' x 10'	Above	Bedroom	10' x 8'			
Above	Primary Bedroom	12' x 10'	Below	Recreation Room	21' x 10'			
			Below	Laundry	8' x 8'			

Finished Floor (Main):	528 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	52 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	528 sqft	# Of Levels:	3	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	Yes
Finished Floor (Total):	1,108 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,108 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Woodbridge! This beautiful townhouse features 3 spacious bedrooms & 3 bathrooms, located in the desirable Guildford neighborhood. Main floor boasts an updated kitchen with, newer flooring, spacious living and dining area, bathroom and sliding doors out to your fenced yard with shed. Upstairs, you'll find 3 generously sized bedrooms, including a primary bedroom with 2-piece ensuite. The lower level offers a large laundry & storage area, along with a huge family/media room, perfect for entertaining or relaxing. This home has new windows as well as a new water tank. Great family complex and affordable opportunity to get into your own townhome. Call today for your private viewing