

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RM-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,922.36
Rear Yard Exp:		Maint. Fee:	407.67	For Tax Year:	2023
View:	No			P.I.D.:	023-142-243

Style of Home:	End Unit,Rancher/Bungalow w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	73 - Total Units in Strata: 73
# of Fireplaces:	2 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Steadfast Properties - 604-864-6400
Complex / Subdiv:	Woodbridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 62, PLAN LMS1616, PART SE1/4, SECTION 35, TOWNSHIP 8, 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:	In Suite Laundry
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Advantage Realty (Central Valley) Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'4 x 12'4	Below	Bedroom	9'11 x 12'6
Main	Dining Room	10'2 x 9'6	Below	Walk-In Closet	6'5 x 5'9
Main	Living Room	18'6 x 12'11	Below	Recreation Room	29'6 x 11'11
Main	Foyer	3'6 x 6'7	Below	Walk-In Closet	6'5 x 5'9
Main	Primary Bedroom	11'5 x 11'3			
Main	Bedroom	11'4 x 11'1			
Below	Bedroom	10'1 x 11'11			

Finished Floor (Main):	1,052 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	1,040 sqft	# Of Levels:	2	Below	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	2,092 sqft	Basement:	Full,Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,092 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Woodbridge in Walnut Grove! This charming end unit rancher townhome with basement offers 2092sqft of comfortable living space consisting of 4 beds & 2 baths plus a side by side double car garage. Main floor offers updated white kitchen with S/S appliances, Primary bedroom with access to 4pce bath, second bedroom, large living & dining rooms great for entertaining with patio just off the dining area to your large private backyard. Finished basement offers a large rec room with wet-bar, 3pce bath, laundry room & 2 more large bedrooms. Recent updates include paint, carpet, kitchen & bathroom floors, blinds, lighting, plus the complex has newer roof, gutters and paint. Quiet location close to all amenities including transit, shopping, freeway access, community center and schools.