

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1971
Frontage (ft):	Bathrooms:	3	Age:	53
Lot Area:	Full Baths:	1	Zoning:	RM-30
Flood Plain:	Half Baths:	2	Gross Taxes:	\$2,487.70
Rear Yard Exp:	Maint. Fee:	465.00	For Tax Year:	2023
View:	No		P.I.D.:	001-086-855

Style of Home:	3 Storey	Parking:	Total: 2
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Open
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	93 - Total Units in Strata: 93
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	NAI GODDARD & SMITH - 604-534-7974
Complex / Subdiv:	WOODBIDGE
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 66 SECTION 16 BLOCK 5 NORTH RANGE 1 WESTNEW WESTMINSTER DISTRICT STRATA PLAN NW67 TOGETHERWITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTIONTO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ONFORM 1
Amenities:	Club House,In Suite Laundry,Playground,Pool; Indoor
Site Influences:	Central Location,Shopping Nearby
Features:	Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed
Listing Broker(s):	Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 14'	Bsmt	Recreation Room	10'7 x 20'3
Main	Kitchen	11'2 x 10'			
Main	Dining Room	11'6 x 9'			
Above	Primary Bedroom	11'6 x 12'6			
Above	Bedroom	10' x 8'			
Above	Bedroom	9' x 8'			
Bsmt	Laundry	13'6 x 10'8			

Finished Floor (Main):	568 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	560 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	2	Yes
Finished Floor (Bsmt):	528 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,656 sqft	Basement:	Full			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,656 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

End Unit in great location in Woodbridge. Three level townhome with 3 bedrooms and 3 bathrooms. Over 1600 square feet with spacious private yard off the living room. Home has some upgrades and a finished rec-room in the basement. Located in a family oriented complex with playground and an indoor pool. Well cared for complex handy to all Guildford amenities, transportation, schools and shopping.