

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

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Open
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	93 - Total Units in Strata: 93
<b># of Fireplaces:</b>	0 - Fuel:	<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>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	Yes
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	NAI GODDARD & SMITH - 604-534-7974
<b>Complex / Subdiv:</b>	WOODBIDGE
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Club House,In Suite Laundry,Playground,Pool; Indoor
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Drapes/Window Coverings,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed
<b>Listing Broker(s):</b>	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			

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