

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2002
Frontage (ft):		Bathrooms:	3	Age:	22
Lot Area:		Full Baths:	2	Zoning:	MR15
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,379.57
Rear Yard Exp:	South	Maint. Fee:	344.14	For Tax Year:	2023
View:				P.I.D.:	025-294-733

Style of Home:	3 Level Split	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 70
# of Fireplaces:	1 - 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,Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Mixed	Fixtures Rmvd:	No

View:	
Mgmt. Company:	Crossroads Property Management - 778-578-4445
Complex / Subdiv:	WOODGROVE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	LOT 55, SECTION 23, TOWNSHIP 1, NWD, STRATA PLAN LMS3841 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Club House
Site Influences:	Central Location,Cul-de-Sac,Gated Complex,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Security System,Smoke Alarm,Vacuum - Roughed In
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Macdonald Realty (Surrey/152), Macdonald Realty (Surrey/152)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	22' x 11'8	Below	Bedroom	12'11 x 8'11
Main	Dining Room	10'11 x 8'6			
Main	Kitchen	12'9 x 9'			
Above	Primary Bedroom	15'5 x 11'3			
Above	Walk-In Closet	8'7 x 6'8			
Below	Bedroom	10'10 x 10'6			

Finished Floor (Main):	573 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	450 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	477 sqft	# Of Levels:	3	Above	2	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Below	3	No
Finished Floor (Total):	1,500 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,500 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Wow! Such a beautifully maintained spacious, bright 3 bedroom end unit Twnhme in highly sought after & well run Woodgrove! A gardeners delight with 1 of the largest lots in the complex. You will be impressed from the moment you enter this outstanding home offering vaulted ceilings, hardwood floors, open floor plan with kitchen overlooking great room with cozy new gas fireplace. Kitchen & din area open on to private balcony. New gas stove & countertops plus so much more! Master retreat has vaulted ceilings, huge walk-in closet and 4 piece ensuite. Downstairs has full bath + 2 bdrms. Bring your fussiest Buyers..they will not want to miss this one!