206-9688 148 Street, Surrey

Welcome to













Spacious condo in the heart of Guildford

A beautiful 1149sqft two bedroom and den, two-bathroom apartment. The complex just steps away from public transit, schools and shopping is ideal for commuters. The balcony overlooks the garden courtyard and its fantastic amenities which include a club house, exercise center, pool, sauna, hot-tub, and guest suites. This unit features beautifully updated vinyl plank floors and new lighting throughout, a large open plan kitchen with all stainless-steel appliances.

604-514-9667 * janine@royallepage.ca

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135-19665 64AV. Langley. All information while deemed to be correct is not guaranteed



Janine MAZZALUPI
Helping you make the right move!

ROYAL LEPAGE
Wolstencroft Realty
INDEPENDENTLY OWNED AND OPERATED BROKER

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Active
R2620967
Board: F
Apartment/Condo

206 9688 148 STREET

North Surrey
Guildford
V3R 0W2

Residential Attached
$499,000 (LP)
(SP) M



Sold Date:		If new, GST/HST inc?:		Original Price:	**$499,000**
Meas. Type:	**Feet**	Bedrooms:	**2**	Approx. Year Built:	**1996**
Frontage(feet):		Bathrooms:	**2**	Age:	**25**
Frontage(metres):		Full Baths:	**2**	Zoning:	**MR45**
Depth / Size (ft.):		Half Baths:	**0**	Gross Taxes:	**$1,872.93**
Sq. Footage:	**0.00**			For Tax Year:	**2021**
Flood Plain:		P.I.D.:	**023-142-944**	Tax Inc. Utilities?:	**No**
View:	**Yes : Garden View**			Tour:	**Virtual Tour URL**

Complex / Subdiv: **HARTFORD WOODS**
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
# of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Dist. to Public Transit: **at entrance** Dist. to School Bus:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Vinyl/Linoleum**

Legal: **STRATA LOT 150, BLOCK 5N, PLAN LMS1461, SECTION 32, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

		sq. ft.
Finished Floor (Main):	**1,149**	
Finished Floor (Above):	**0**	
Finished Floor (AbvMain2):	**0**	
Finished Floor (Below):	**0**	
Finished Floor (Basement):	**0**	
Finished Floor (Total):	**1,149**	**sq. ft.**
Unfinished Floor:	**0**	
Grand Total:	**1,149**	**sq. ft.**

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
# of Kitchens: **1** # of Rooms: **8**

Units in Development: **236** Tot Units in Strata: **236** Locker:
Exposure: **East** Storeys in Building: **4**
Mgmt. Co's Name: **Crossroads management** Mgmt. Co's #: **778-578-4445**
Maint Fee: **$518.05** Council/Park Apprv?:
Maint Fee Includes: **Caretaker, Gas, Hot Water, Management, Taxes**

Bylaws Restrictions: **Pets Allowed w/Rest.**
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: **12#**
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	**Living Room**	**14'7 x 11'10**
Main	**Kitchen**	**8'8 x 10'11**
Main	**Dining Room**	**11'10 x 8'**
Main	**Den**	**8'4 x 7'5**
Main	**Laundry**	**8'3 x 5'5**
Main	**Master Bedroom**	**11'11 x 15'5**
Main	**Walk-In Closet**	**8' x 5'4**
Main	**Bedroom**	**9'10 x 10'1**

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**Yes**
2	**Main**	**4**	**No**
3			**No**
4			**No**
5			**No**
6			**No**
7			**No**
8			**No**

Listing Broker(s): **Royal LePage - Wolstencroft**

FOR MORE PHOTOS & VIRTUAL TOUR www.askJanine.ca

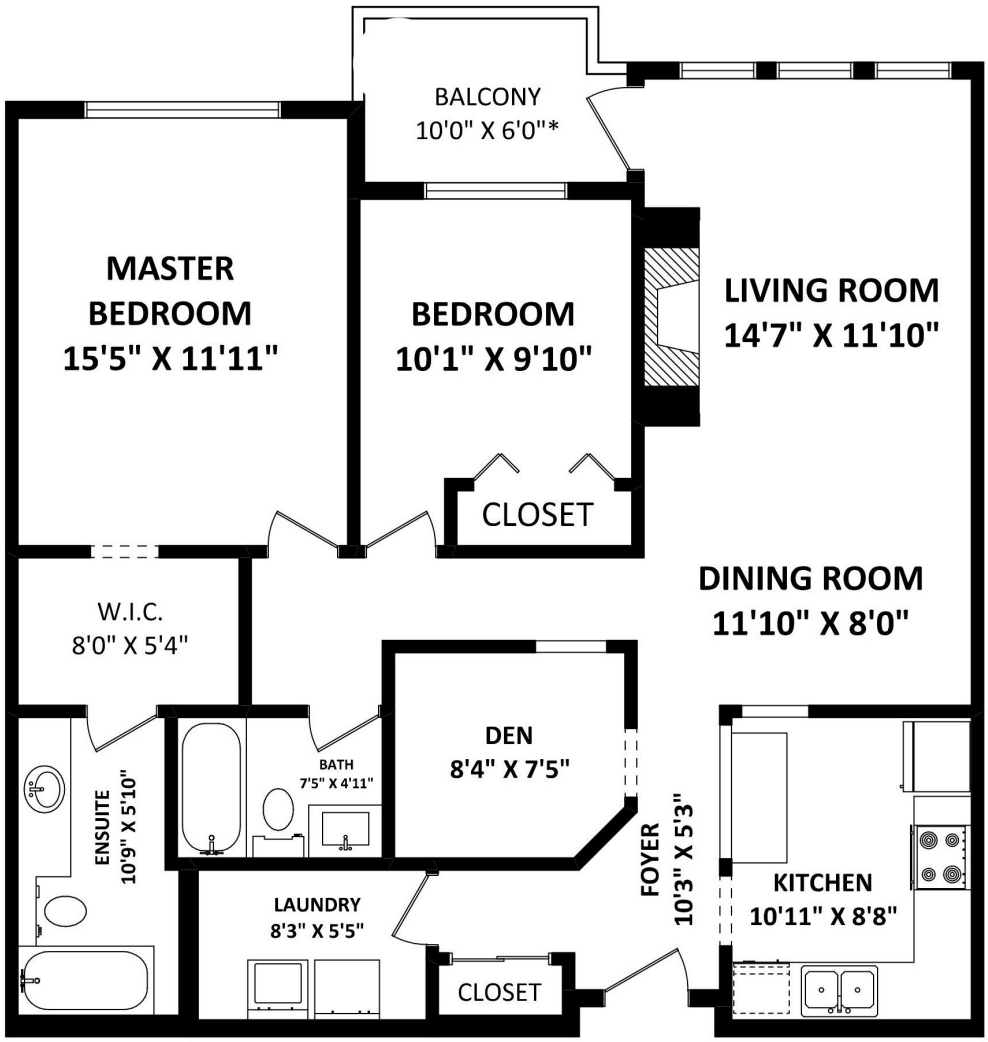
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FLOOR **PLAN**

TOTAL FINISHED AREA: 1149 SQ.FT.

OTHER AREA(S)

BALCONY: 60 SQ.FT.*



SCALE 0 2 5 10FT

MEASUREMENTS AND LAYOUT ARE NOT TO BE RELIED ON AND SHOULD BE VERFIED IF IMPORTANT



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PHOTOS

















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