

LISTING features

RE/MAX
Treeland Realty
 101 - 6337 - 198th Street
 Langley, B.C. V2Y 2E3



312 – 9650 148 Street

HARTFORD WOODS - This One Bedroom and DEN feels way bigger than square footage suggests - open layout, spacious rooms, lots of window area in this private, tasteful and substantially UPDATED home facing west to Courtyard with view to trees. Sellers invested lots of time and money to make this home attractive! Recent upgrades include ROOFS, new counters, splash, tile floors, lighting, paint, bath fixtures, newer appliances and laminate throughout - NO CARPET! Moderate strata fee includes hot water, amenities and Gas fireplace. Air conditioning unit available. Beautiful Courtyard with trees, walking paths, Pool, hot tub, gym and Clubhouse - a great package! Storage locker, secure parking stall, second stall available to rent \$30/month. 2 PETS OK. 12 rentals maximum. QUICK POSSESSION POSSIBLE.

Tax	\$1,079.36
Maint. Fee	\$234.49
Year Built	1996
Style	Condo
Bedrooms	1 + Den
Bathrooms	1
Size ft ²	770

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Active
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Board: F
Apartment/Condo

312 9650 148 STREET

North Surrey
Guildford
V3R 0W2

Residential Attached



Sold Date: Frontage (feet):
 Meas. Type: Frontage (metres):
 Depth / Size (ft.): Bedrooms: **1**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1**
 Flood Plain: Full Baths: **1**
 Approval Req?: Half Baths: **0**
 Exposure: **West** Maint. Fee: **\$234.49**
 If new, GST/HST inc?:
 Mgmt. Co's Name: **Hugh & McKinnon**
 Mgmt. Co's Phone: **604-530-1909**
 View: **Yes: COURTYARD AND TREES**
 Complex / Subdiv: **Hartford Woods**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow**
 Construction: **Frame - Wood**
 Exterior: **Vinyl, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front, Side**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1 Blk**
 Units in Development: **229**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **PL LMS1461 LT 108 LD 36 SEC 32 RNG 1 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Storage**

Site Influences: **Private Setting, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Security - RI**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 11'8			x			x
Main	Kitchen	11'4 x 8'5			x			x
Main	Dining Room	9'4 x 7'			x			x
Main	Master Bedroom	12' x 12'			x			x
Main	Den	10'4 x 6'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	770	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	770 sq. ft.	# or % of Rentals Allowed: 12			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	770 sq. ft.	Allwd w/Restrctns. Smokina			6				
		Basement: None			7				
					8				

Listing Broker(s): **RE/MAX Treeland Realty**

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