



Presented by:  
**Mylyne Santos PREC\***

Stonehaus Realty Corp.  
Phone: 604-723-2000  
http://www.mylyne.com  
info@mylyne.com



**Active**  
**R2696226**

Board: F  
Apartment/Condo

**411 15388 105 AVENUE**

North Surrey  
Guildford  
V3R 0C4

Residential Attached

**\$555,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$458,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2014</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MULTI</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,180.48</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2021</b>
Flood Plain: <b>No</b>	P.I.D.: <b>029-293-073</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>Yes : MTNS NORTH</b>		Tour:
Complex / Subdiv: <b>G3</b>		
First Nation Reserve:		
Services Connctd: <b>Community, Electricity, Storm Sewer, Water</b>		
Sewer Type: <b>Other</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Fibre Cement Board, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **0** R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt, Fibreglass**

Reno. Year:  
Rain Screen: **Full**  
Metered Water:  
R.I. Plumbing: **No**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage Underbuilding**  
Dist. to Public Transit: **1** Dist. to School Bus: **3**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 38 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NWD STRATA PLAN EPS1616**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Intercom**

Finished Floor (Main): <b>788</b>	Units in Development:	Tot Units in Strata: <b>36</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>North</b>	Storeys in Building: <b>5</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$240.00</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Gardening</b>		
Finished Floor (Total): <b>788 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>788 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed: <b>N</b>		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>5</b>			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 11'6"	1	Main	4	Yes
Main	Bedroom	10' x 11'6"	2	Main	3	No
Main	Master Bedroom	9'6" x 11'	3			No
Main	Kitchen	9' x 12'	4			No
Main	Eating Area	7'6" x 11'	5			No
		x	6			No
		x	7			No
		x	8			No

Listing Broker(s): **eXp Realty (Branch)**

**Must see. Northwest Corner unit on 4th floor with view, Immaculate and newer 2 bedroom suite with 2 baths. Close to all amenities including a library, Rec Center swimming pool / Guildford Mall. Restaurants transportation and schools, easy elevator and parking access. Excellent location.**



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**Active**  
**R2726830**

Board: F  
Townhouse

**15 6609 138 STREET**

Surrey  
East Newton  
V3W 5G7

Residential Attached

**\$574,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$574,900</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1980</b>
Frontage(feet):	Bathrooms: <b>1</b>	Age: <b>42</b>
Frontage(metres):	Full Baths: <b>1</b>	Zoning: <b>MR15</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,397.26</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>001-680-323</b>	For Tax Year: <b>2022</b>
Flood Plain:		Tax Inc. Utilities?:
View: <b>No</b>		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Unknown</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Vinyl, Wood**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **3 BLK** Dist. to School Bus: **3 BLK**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 15, PLAN NWS1187, PART SW1/4, SECTION 16, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, 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, In Suite Laundry, Playground, Pool; Outdoor**

Site Influences: **Cul-de-Sac, Greenbelt, Shopping Nearby, Treed**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Windows - Thermo**

Finished Floor (Main): **577**  
Finished Floor (Above): **568**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,145 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,145 sq. ft.**

Units in Development: **251**  
Exposure:  
Mgmt. Co's Name: **Fraser Campbell**  
Maint Fee: **\$185.00**  
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-585-3276**  
Council/Park Apprv?:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **1** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: **100%**  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: **No less than 12 month**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	18' x 17'			x	1	Above	4	No
Main	Kitchen	12' x 11'			x	2			
Main	Storage	3' x 4'			x	3			
Above	Bedroom	12' x 8'			x	4			
Above	Bedroom	9' x 14'			x	5			
Above	Bedroom	11' x 8'6"			x	6			
		x			x	7			
		x			x	8			

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

**3 Bedroom end unit in Hyland Creek. 3-bedroom 1 bathroom. Low strata fees Fenced yard. Shared outdoor pool and clubhouse. Walk to Hyland Elementary. Convenient location. Close to amenities. Quiet location. RV Parking.**



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**Active**  
**R2715825**

Board: F  
Apartment/Condo

**306 14333 104 AVENUE**

North Surrey  
Whalley  
V3T 0E1

Residential Attached

**\$579,900** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$614,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2009</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>13</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>C35</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,022.52</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>028-083-644</b>	Tax Inc. Utilities?: <b>No</b>
View: :		Tour:
Complex / Subdiv:		
First Nation Reserve:		
Services Connctd: <b>Community, Electricity, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **5 Plus Level**  
Construction: **Concrete Block, Frame - Metal**  
Exterior: **Brick, Concrete**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: R.I. Fireplaces:  
Fireplace Fuel: **None**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **1 Block** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **STRATA LOT 31, PLAN BCS3653, SECTION 24, RANGE 2, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, Exercise Centre, Independent living, Pool; Indoor**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>901</b>			Units in Development:			Tot Units in Strata:			Locker:		
Finished Floor (Above): <b>0</b>			Exposure:			Storeys in Building:					
Finished Floor (AbvMain2): <b>0</b>			Mgmt. Co's Name:			Mgmt. Co's #:					
Finished Floor (Below): <b>0</b>			Maint Fee: <b>\$386.71</b>			Council/Park Apprv?:					
Finished Floor (Basement): <b>0</b>			Maint Fee Includes: <b>Garbage Pickup, Gardening, Management, Recreation Facility</b>								
Finished Floor (Total): <b>901 sq. ft.</b>											
Unfinished Floor: <b>0</b>											
Grand Total: <b>901 sq. ft.</b>			Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>								
Suite: <b>None</b>			Restricted Age:			# of Pets:			Cats: Dogs:		
Basement: <b>None</b>			# or % of Rentals Allowed:								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>								
# of Kitchens: <b>1</b>			Short Term Lse-Details:								
# of Levels: <b>1</b>											
# of Rooms: <b>6</b>											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Master Bedroom	14' x 10'			x	1	Main	4	No		
Main	Bedroom	9'8 x 8'6			x	2	Main	3	No		
Main	Laundry	7'1 x 4'			x	3					
Main	Foyer	6'1 x 4'			x	4					
Main	Living Room	12'6 x 12'			x	5					
Main	Kitchen	9' x 9'			x	6					
		x			x	7					
		x			x	8					

Listing Broker(s): **Stonehaus Realty Corp.**

**This is an excellent starter home for a small family or couple. Located in a safe and friendly neighbourhood, this home has been recently renovated with new appliances, flooring, and paint. The backyard is perfect for barbecues and gatherings with friends and family.**



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**Active**  
**R2727722**

Board: F  
Townhouse

**82 10830 152 STREET**

North Surrey  
Bolivar Heights  
V3R 4H2

Residential Attached

**\$610,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ If new, GST/HST inc?: \_\_\_\_\_  
Meas. Type: **Feet** Bedrooms: **3**  
Frontage(feet): \_\_\_\_\_ Bathrooms: **3**  
Frontage(metres): \_\_\_\_\_ Full Baths: **1**  
Depth / Size (ft.): \_\_\_\_\_ Half Baths: **2**  
Sq. Footage: **0.00**  
Flood Plain: \_\_\_\_\_ P.I.D.: **001-087-053**  
View: **No** :  
Complex / Subdiv: **WOODBIDGE**  
First Nation Reserve: \_\_\_\_\_  
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$610,000**  
Approx. Year Built: **1971**  
Age: **51**  
Zoning: **RES**  
Gross Taxes: **\$2,261.73**  
For Tax Year: **2022**  
Tax Inc. Utilities?: **No**  
Tour: \_\_\_\_\_

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**

Renovations: \_\_\_\_\_  
# of Fireplaces: **R.I. Fireplaces:**  
Fireplace Fuel: \_\_\_\_\_  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard, Patio(s)**  
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: \_\_\_\_\_ Parking Access: **Front**  
Parking: **Other**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **950 M**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **: SOLD AS IS WHERE IS**  
Fixtures Rmvd: **: SOLD AS IS WHERE IS**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **STRATA LOT 82 SECTION 16 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW67 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, In Suite Laundry, Playground, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**  
Features: \_\_\_\_\_

Finished Floor (Main): **544**  
Finished Floor (Above): **544**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,088 sq. ft.**  
Unfinished Floor: **528**  
Grand Total: **1,616 sq. ft.**

Units in Development: **93**  
Exposure: \_\_\_\_\_  
Mgmt. Co's Name: **NAI GOODDARD SMITH**  
Maint Fee: **\$396.00**  
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **93** Locker: **No**  
Storeys in Building: **2**  
Mgmt. Co's #: **604-534-7974**  
Council/Park Apprv?: \_\_\_\_\_

Suite: \_\_\_\_\_  
Basement: **Fully Finished, Unfinished**  
Crawl/Bsmt. Ht: \_\_\_\_\_  
# of Kitchens: **1**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**  
Restricted Age: \_\_\_\_\_ # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed: \_\_\_\_\_  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details: \_\_\_\_\_

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	11'4 x 4'0			x	1	Above	2	Yes
Main	Living Room	21'2 x 11'6			x	2	Above	4	No
Main	Kitchen	11'2 x 10'1			x	3	Main	2	No
Above	Master Bedroom	12'6 x 11'4			x	4			
Above	Bedroom	12'10 x 9'3			x	5			
Above	Bedroom	9'8 x 8'0			x	6			
Bsmt	Laundry	8'0 x 3'0			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! WOODBIDGE ESTATES a family oriented complex - CALLING ALL RENOVATORS - HERE IT IS. Unit needs everything from head to toe, a great opportunity awaits. Renovate to your liking, finish the basement as you want and gain some sweat equity. Great location in complex backing onto a treed breezeway is this 3 level unit with fully fenced backyard. Main floor offers a 2pc bath, large kitchen, living room with slider to south facing rear yard. Upper floor has large bedrooms with the master bedroom w/ 2pc en-suite, a 4pc main bath. Basement is unfinished with laundry, 2 large rec-rooms and a workshop or build it as you want. The location is prime for schools, parks, transit, recreation Guildford Town Centre and all it has to offer. Easy access to Highway 1 makes commuting a breeze.**





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**Active**  
**R2714441**

Board: F  
Townhouse

**5 8220 121A STREET**

Surrey  
Queen Mary Park Surrey  
V3W 0G3

Residential Attached

**\$829,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$849,000</b>
Meas. Type:	Bedrooms: <b>3</b>	Approx. Year Built: <b>1988</b>
Frontage(feet):	Bathrooms: <b>3</b>	Age: <b>34</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>-</b>
Depth / Size (ft.):	Half Baths: <b>1</b>	Gross Taxes: <b>\$2,550.45</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>010-589-627</b>	Tax Inc. Utilities?: <b>No</b>
View: <b>No :</b>		Tour:
Complex / Subdiv: <b>BARKERVILLE II</b>		
First Nation Reserve:		
Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/ Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**

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

Reno. Year: **2006**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Single**  
Dist. to Public Transit: **0.5 BLOCK** Dist. to School Bus: **0.5 BLOCK**  
Title to Land: **Freehold Strata**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Laminate, Mixed, Tile, Carpet**

Legal: **STRATA LOT 5, PLAN NWS2753, SECTION 30, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT, 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, Recreation Nearby, Shopping Nearby**  
Features:

Finished Floor (Main): <b>663</b>	Units in Development:	Tot Units in Strata: <b>44</b>	Locker:
Finished Floor (Above): <b>685</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Associa</b>	Mgmt. Co's #: <b>604-591-6060</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$340.56</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>471</b>	Maint Fee Includes: <b>Management</b>		
Finished Floor (Total): <b>1,819 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,819 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed, Rentals Not Allowed</b>		
Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>Fully Finished</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>3</b>			
# of Rooms: <b>8</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16' x 12'				1	Main	2	No
Main	Dining Room	13' x 7'				2	Above	3	No
Main	Kitchen	9' x 9'				3	Bsmt	3	No
Main	Eating Area	9' x 8'10"				4			
Above	Bedroom	14' x 12'				5			
Above	Bedroom	14' x 9'				6			
Bsmt	Bedroom	17' x 14'				7			
Bsmt	Laundry	9' x 3'				8			

Listing Broker(s): **Stonehaus Realty Corp.**

**Huge 4 bed townhome with sauna! This unit is over 1800 sqft and boasts 3 beds up and 1 in the basement. Property features single garage, second floor balcony, plus your own backyard and private sauna! Big bright windows and spacious rooms. Kennedy Trail Park and Elementary just a short walk away.**