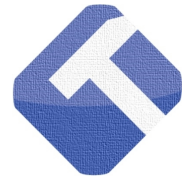





Presented by:
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Active R3032789 Board: F Townhouse	3 10433 158 STREET North Surrey Guildford V4N 6S3	Residential Attached \$979,000 (LP) (SP) 
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Sold Date:	Meas. Type: Feet	If new,GST/HST inc?:	Original Price: \$979,000
Frontage(feet):	Frontage(metres):	Bedrooms: 4	Approx. Year Built: 2017
Depth / Size (ft.):	Sq. Footage: 0.00	Bathrooms: 4	Age: 8
Flood Plain:	View: :	Full Baths: 3	Zoning: RM30
Complex / Subdiv: Guildford The Great II	P.I.D.: 030-251-281	Half Baths: 1	Gross Taxes: \$3,382.43
First Nation			For Tax Year: 2024
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water			Tax Inc. Utilities?: No
Sewer Type: City/Municipal	Water Supply: City/Municipal		Tour: Virtual Tour URL

Style of Home: 3 Storey	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Double, Visitor Parking		Dist. to School Bus:
Exterior: Fibre Cement Board, Mixed	Title to Land: Freehold Strata		
Foundation: Concrete Perimeter	Property Disc.: Yes		
Renovations:	Fixtures Leased: No		
# of Fireplaces: 0	R.I. Fireplaces:		
Fireplace Fuel:	Fixtures Rmvd: No		
Fuel/Heating: Baseboard, Electric	Floor Finish: Laminate, Tile, Carpet		
Outdoor Area: Balcny(s) Patio(s) Dck(s)			
Type of Roof: Asphalt			

Legal: **STRATA LOT 3, BLOCK 5N, PLAN EPS4115, SECTION 22, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **CltHwsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Smoke Alarm**

Finished Floor (Main): 752	Units in Development: 38	Tot Units in Strata: 38	Locker: No
Finished Floor (Above): 700	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Peninsula Strata Management	Mgmt. Co's #: 604-385-2242	
Finished Floor (Below): 330	Maint Fee: \$395.91	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 1,782 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,782 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 3			
# of Rooms: 11			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Above	Primary Bedroom	11'10 x 12'9	Below	Foyer	7'0 x 13'11	1	Above	4	Yes
Above	Walk-In Closet	8'3 x 4'0	Below	Laundry	3'1 x 5'1	2	Above	4	No
Above	Bedroom	9'6 x 12'8	Below	Bedroom	11'4 x 10'8	3	Main	2	No
Above	Bedroom	8'11 x 12'4			x	4	Below	4	Yes
Main	Living Room	13'10 x 13'0			x	5			
Main	Dining Room	15'4 x 8'4			x	6			
Main	Kitchen	8'8 x 15'11			x	7			
Main	Family Room	10'1 x 15'11			x	8			

Listing Broker(s): **Top Vision Realty Inc.**

Top Vision Realty Inc.

Built by award-winning Dawson + Sawyer, this immaculate END UNIT townhome offers 4 bedrooms, 4 bathrooms, and a spacious side-by-side double garage. The main floor features a bright, open-concept layout with living, dining, and family rooms, plus a powder room. The modern kitchen is equipped with quartz countertops, stainless steel appliances, and opens onto a large balcony. Upstairs includes a spacious primary bedroom with walk-in closet and a luxurious ensuite with soaker tub, shower, and double vanity. A large bedroom with ensuite on the lower level is ideal for guests or in-laws. Enjoy a 2-level clubhouse, easy access to Hwy 1, and walkability to schools, transit, Tynehead Park, and Guildford Village.