

# 409-9668 148 STREET

HARTFORD WOODS

LIVING AREA: 752 SQFT | BEDROOM: 1 | BATHROOM: 1



Top floor 1-bed + den with vaulted ceilings, faces west, overlooking the tree-filled tranquil courtyard. Updates include vinyl plank flooring throughout, fresh paint and kitchen island with eating bar. Includes 2 underground parking spots & storage locker, w/ additional parking available for rent. Well-managed strata has kept fees stable for 4 years, even lowering them once, & maintains a large contingency fund to avoid assessments. Recent upgrades include the envelope project including new windows & rainscreen, foyer updates, & ongoing hallway beautification. This quiet, dog-friendly building is adjacent to Green Timbers Park, perfect for leisurely walks & trout fishing. Residents also have access to a large amenities building with a pool, gym, hot tub, and sauna. Conveniently located near Guildford Mall & Bonaccord Elementary. Gas fireplace included for those cozy winter days!



604-704-8551  
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**elevation** RE/MAX  
RE/MAX TREELAND REALTY

**JOEL SCHACTER** \*PREC  
**TYLER SCHACTER** \*PREC

Not intended to solicit properties currently listed for sale or individuals currently under contract with a Brokerage















## WALK SCORE

Walk Score  
**64**

### Somewhat Walkable

Some errands can be accomplished on foot

Transit Score  
**51**

### Good Transit

Many nearby public transportation options

Bike Score  
**70**

### Very Bikeable

Biking is convenient for most trips

## COMMUTE to downtown Langley



6 min



24 min



14 min



47 min

## SCHOOL CATCHMENT

### Bonaccord Elementary School (K - 7)

14986 98 Avenue

Surrey, BC V3R 1J1

604-584-3533

### Johnston Heights Secondary (8 - 12)

15350 99 Avenue

Surrey, BC V3R 0R9

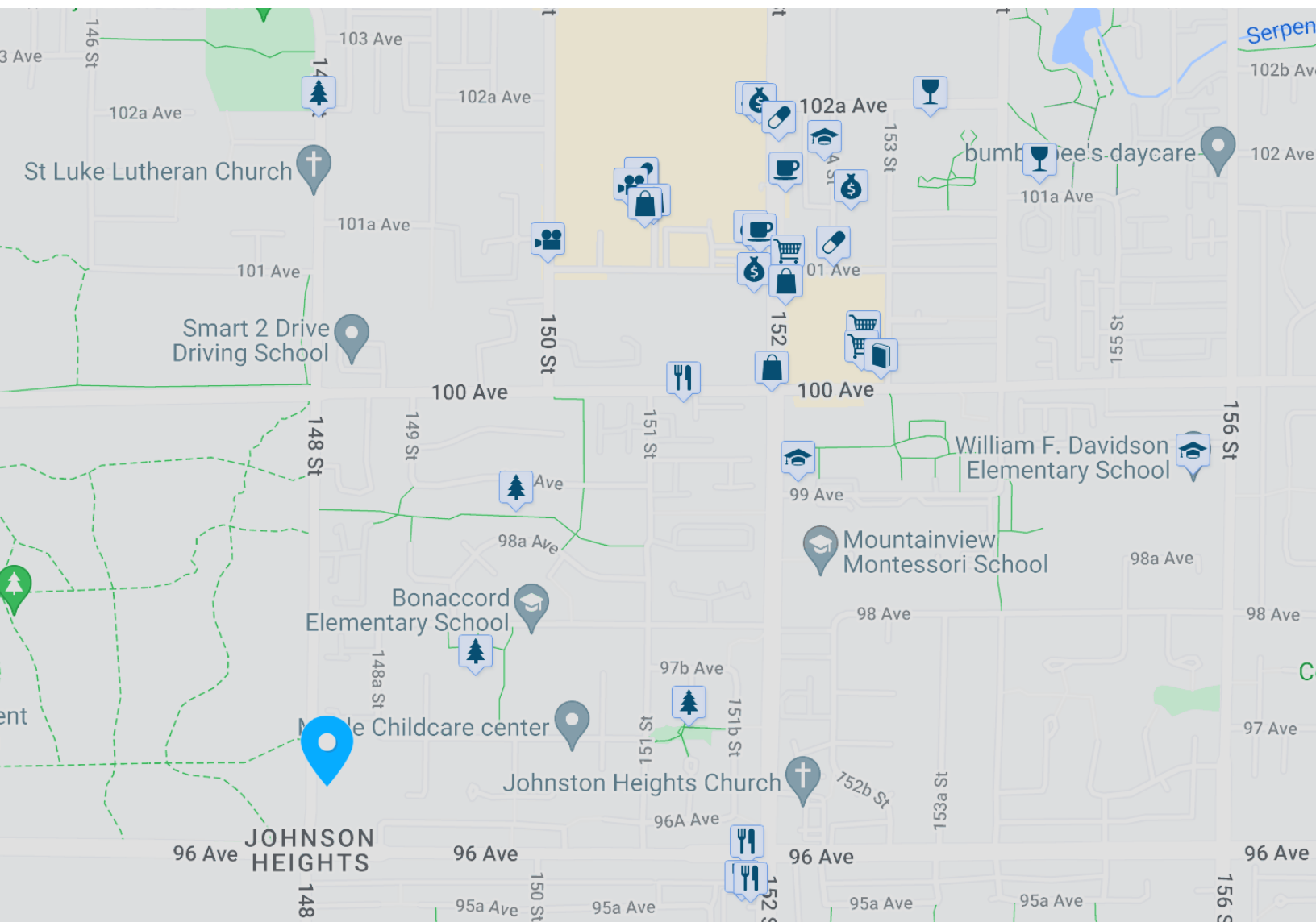
604-581-5500

### Surrey Christian Secondary (8 -12)

15253 92 Avenue

Surrey, BC V3R 1C3

604-581-1033





**604-704-8551**

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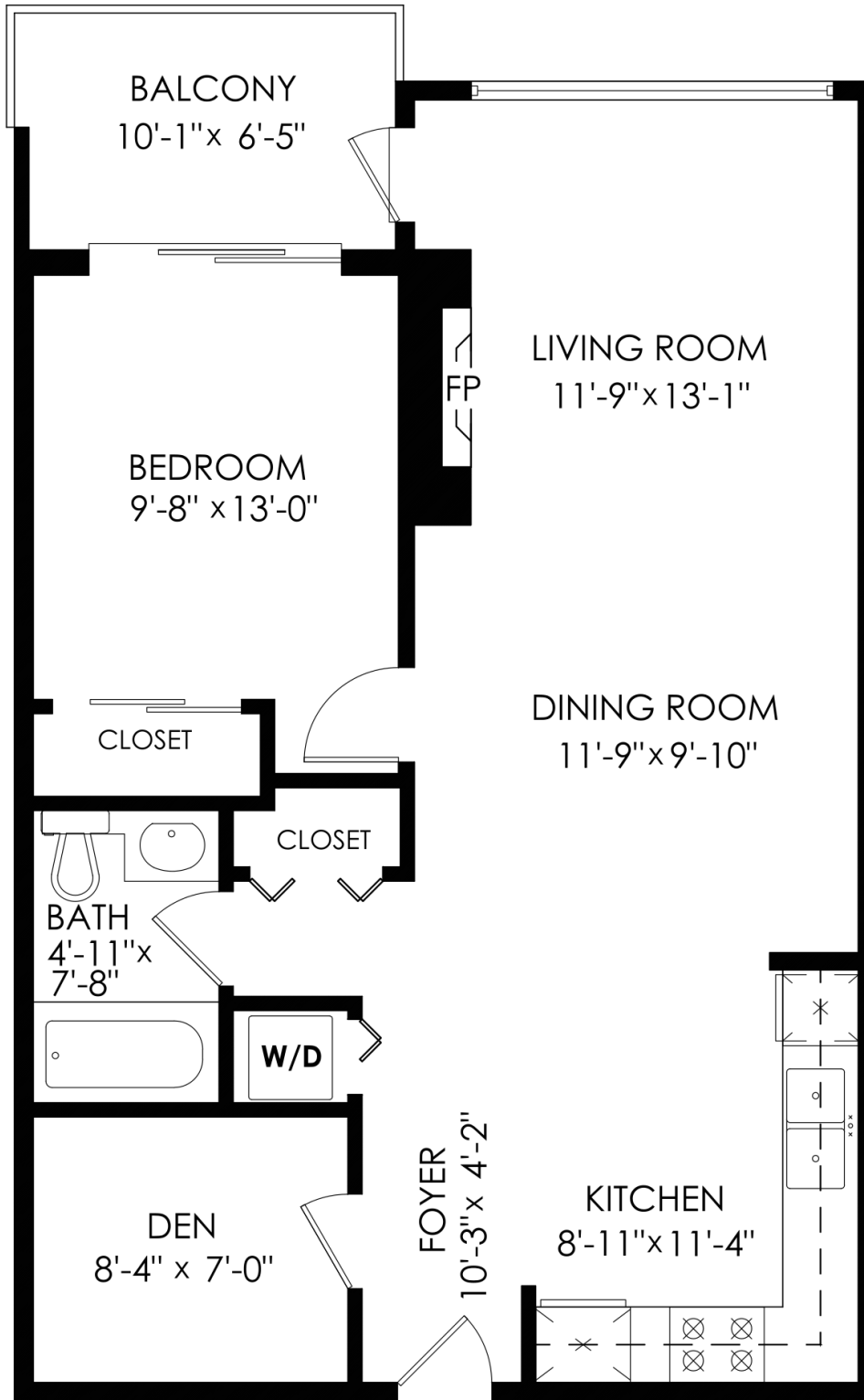
**Floor Area:** **752 sq.ft.**

Balcony: 62 sq.ft.

Ceiling Height: 8'-0"



Scan QR Code  
to view Virtual  
Walkthrough



**MEASURED ON: (2024-03-22)**

info@pixlworks.com www.pixlworks.com 604.329.5788



E&O Insured. Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.





**Active**  
**R2862579**  
 Board: F  
 Apartment/Condo

## 409 9668 148 STREET

North Surrey  
 Guildford  
 V3R 0W2

Residential Attached

**\$489,900** (LP)

(SP) 



Sold Date:  
 Meas. Type:  
 Frontage(feet):  
 Frontage(metres):  
 Depth / Size (ft.):  
 Sq. Footage:  
 Flood Plain:

If new, GST/HST inc?:  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**

Original Price: **\$489,900**  
 Approx. Year Built: **1998**  
 Age: **26**  
 Zoning: **RM-45**  
 Gross Taxes: **\$1,738.84**  
 For Tax Year: **2023**  
 Tax Inc. Utilities?: **No**  
 Tour: [Virtual Tour URL](#)

P.I.D.: **023-727-853**

View: **Yes Courtyard**  
 Complex / Subdiv: **Hartford Woods**

First Nation Reserve:

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **Steps** Dist. to School Bus: **10 min walk**

Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Lease... **No**

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

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:  
 Fixtures Rmvd: **No**  
 Floor Finish: **Tile, Vinyl/Linoleum**

Legal: **STRATA LOT 228, 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: **Club House, Elevator, In Suite Laundry, Pool; Outdoor, Recreation Center, Sauna/Steam Room**

Site Influences: **Central Location, Private Setting, Shopping Nearby, Treed**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Sprinkler - Fire, Vaulted Ceiling**

Finished Floor (Main): **752**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **752 sq. ft.**  
 Unfinished Floor: **0**

Units in Development: **236**  
 Exposure:  
 Mgmt. Co's Name: **Crossroads Management**  
 Maint Fee: **\$332.20**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **236** Locker: **Yes**  
 Storeys in Building: **4**  
 Mgmt. Co's #: **778-758-4445**  
 Council/Park Apprv?:

Grand Total: **752 sq. ft.**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Suite: **None**  
 Basement: **None**  
 Crawl/Bsmt. Ht:

Restricted Age:  
 # or % of Rentals Allowed: **100%**  
 Short Term(<1yr)Rnt/Lse Alwd?: **No**  
 Short Term Lse-Details:

# of Pets: **2** Cats: **Yes** Dogs: **Yes**

# of Levels: **1**  
 # of Rooms: **6**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'9 x 13'1			x	1	Main	4	No
Main	Dining Room	11'9 x 9'10			x	2			No
Main	Kitchen	8'11 x 11'4			x	3			No
Main	Primary Bedroom	9'8 x 13'1			x	4			No
Main	Den	8'4 x 7'			x	5			No
Main	Foyer	10'3 x 4'2			x	6			No
		x			x	7			No
		x			x	8			No

**elevation**  
**JOEL & TYLER SCHACTER**

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**RE/MAX** Treeland Realty

