

#34 9979 151 Street • Surrey



# SUSAN PARSONS

THE RIGHT AGENT IN THE FRASER VALLEY

604-868-2842 • info@susanparsons.ca • www.SusanParsons.ca

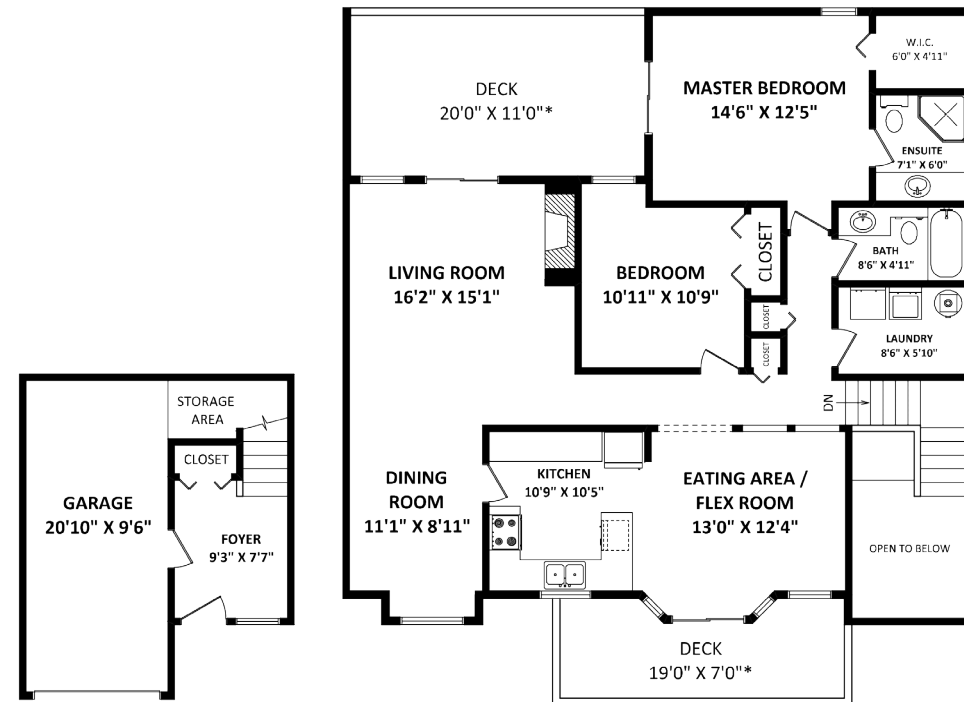


**TOTAL FINISHED AREA: 1451 SQ.FT.**

OTHER AREA(S)

GARAGE: 264 SQ.FT.

DECKS: 358 SQ.FT.\*



LOWER FLOOR: 90 SQ.FT.

MAIN FLOOR: 1361 SQ.FT.

[JANUARY 5, 2022]



TEL: 604-575-1244  
www.seevirtual360.com

DISCLAIMERS:  
1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE.  
ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.  
2. FINISHED AREAS ARE ENCLOSED AREAS (W.A. HOLES) THAT ARE SUITABLE FOR YEAR-ROUND USE, INCLUDING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (AMG 2965-0023)  
3. FOR STRATA LOTS, SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED FROM THE CENTRELINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE STRATA LOT TO THE CENTRELINE OF THE EXTERIOR WALLS OR SHARED WALLS OF THE ADJACENT STRATA LOTS. (REF. STRATA PROPERTY ACT, SECTION 68)  
4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTORS ON THIS FLOOR PLAN.  
\* ANY MEASUREMENTS WITH AN ASTERISK (\*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.



SCALE 0 2 5 10FT

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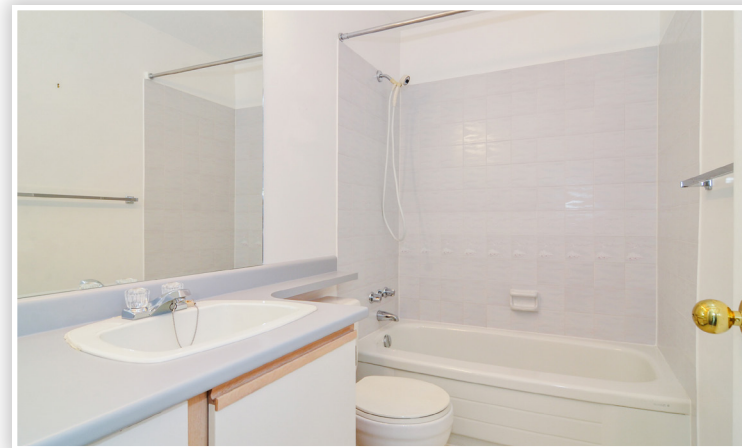
Please contact Susan Parsons, 604-868-2842, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



Royal LePage Wolstencroft Rlty. Ltd.  
#135 19664 64 Avenue, Langley, BC V2Y 3J6  
Tel. 604-530-0231





“SPENCERS GATE” - Rarely available, 2 bdrm, 2 bath, + fam room, approx 1451 sq ft one level UPPER unit townhouse located within walking distance to Guildford Shopping Centre, transit, theatres, restaurants and more. Spacious rooms with lots of windows and two balconies off the kitchen and living room area. This unit is located in a quiet area of this well maintained complex. The single garage can accommodate another vehicle on the parking pad. Age restricted 55+, NO pets and NO rentals. QUICK POSSESSION POSSIBLE.

**2 Beds | 2 Baths | 1,451 sq.ft.**

|                   |            |
|-------------------|------------|
| Year built:       | 1988       |
| Main. Fee:        | \$406.58   |
| Property Type:    | Upper Unit |
| Type of Dwelling: | Townhouse  |

