

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	1	Age:	19
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,693.90
Rear Yard Exp:	North	Maint. Fee:	354.10	For Tax Year:	2023
View:	No			P.I.D.:	026-294-273

Style of Home:	Penthouse,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Glass,Fibre Cement Board,Vinyl	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service Residential - 604-834-0458
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 241, BLOCK 5N, PLAN LMS921, SECTION 29, RANGE 1W, 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,Elevator,Exercise Centre,In Suite Laundry,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Storage,Tennis Court(s)
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal Pacific Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 7'3			
Main	Living Room	18'6 x 10'1			
Main	Bedroom	13'1 x 8'11			

Finished Floor (Main):	619 sqft	# Of Rooms:	3	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	619 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	619 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Central Surrey location. Walk to Guildford Town Centre, Walmart, Cinema, food courts and restaurants etc. Complex has tennis courts, swimming pools. sauna, exercise room, a large club house with lots of visitor parking. Unit has a good size parking and a large locker. Unit has undergone lots of improvements and is immaculately clean. High ceilings on a quiet top 4th floor unit with pleasant north view.