

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1987
Frontage (ft):		Bathrooms:	2	Age:	37
Lot Area:		Full Baths:	2	Zoning:	RM
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,837.83
Rear Yard Exp:		Maint. Fee:	309.53	For Tax Year:	2023
View:	No			P.I.D.:	004-741-692

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Carport; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed, Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Davin Managment
Complex / Subdiv:	
Services Connected:	Community, Electricity
Legal:	STRATA LOT 19, PLAN NWS2427, SECTION 32, RANGE 1, 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, Garden
Site Influences:	Adult Oriented, Central Location, Gated Complex, Private Setting, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 12'			
Main	Kitchen	10'3 x 8'1			
Main	Dining Room	15' x 9'			
Main	Nook	10'3 x 7'6			
Main	Primary Bedroom	14' x 13'6			
Main	Bedroom	13' x 10'8			

Finished Floor (Main):	1,288 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,288 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,288 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Welcome to Guildford's highly desirable Highpoint Gardens. Located close to T&T market, Guildford mall and Green Timbers walking trails. You can find everything you need just a short walk away. Enjoy this spacious ground level unit with a peaceful and serene walk out covered patio. The kitchen and eating area is separate from the living room and has two spacious pantry closets to store all your small appliances and more. There are two bedrooms and two bathrooms, the primary bedroom has a walk-in closet and its own full private bathroom.