

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1986
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	38
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MFD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,922.31
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	339.73	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	008-110-824

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

<b>View:</b>	No
<b>Mgmt. Company:</b>	TEAMWORK PROPERTY MANAGEMENT
<b>Complex / Subdiv:</b>	GLENWOOD VILLAGE
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PL NWS2603 LT 27 BLK 5N LD 36 SEC 21 RNG 1W
<b>Amenities:</b>	Club House,In Suite Laundry
<b>Site Influences:</b>	Central Location,Private Setting,Private Yard
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'1 x 9'7	Main	Laundry	11'3 x 6'3
Main	Eating Area	8'5 x 7'	Main	Foyer	4'6 x 4'
Main	Living Room	18'5 x 11'9	Main	Walk-In Closet	7' x 5'2
Main	Dining Room	11'9 x 8'9			
Main	Primary Bedroom	16'6 x 11'10			
Main	Bedroom	13' x 10'8			
Main	Den	10'11 x 7'9			

<b>Finished Floor (Main):</b>	1,413 sqft	<b># Of Rooms:</b>	10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Above	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,413 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,413 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Glenwood Village! One of Guildford's finest gated communities close to the mall and to Port Mann Bridge. Over 1400SQFT 2 bed and den GROUND LEVEL townhouse with laminate flooring, newer stainless kitchen appliances, front-loaded washer and dryer, updated countertops and bathrooms. This unit comes with EV CHARGING PORT all completed with strata approval. Awesome backyard patio for you to enjoy. ALL AGES ARE WELCOME. RENTALS AND PET FRIENDLY. LOW STRATA FEES.