

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RS45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,374.94
Rear Yard Exp:		Maint. Fee:	394.50	For Tax Year:	2023
View:	No			P.I.D.:	015-370-364

Style of Home:	Rancher/Bungalow	Parking:	Total: 2 - Covered: 2
Construction:	Other	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Sundeck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum Surrey Prop. - 604-635-0260
Complex / Subdiv:	The Mansions
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	STRATA LOT 66 SECTION 32 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW3087 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,In Suite Laundry
Site Influences:	Central Location,Cul-de-Sac,Private Setting,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty (Abbotsford), Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'6 x 9'1	Main	Walk-In Closet	8' x 6'
Main	Dining Room	11' x 15'6			
Main	Living Room	13'4 x 15'6			
Main	Eating Area	14' x 10'			
Main	Laundry	10'6 x 6'3			
Main	Primary Bedroom	15' x 12'			
Main	Bedroom	11' x 10'			

Finished Floor (Main):	1,496 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,496 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,496 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to The Mansions, an exclusive gated community! Centrally located in Guildford and close to all amenities, this above-grade, one-level unit features 2 bedrooms and 2 bathrooms. The entire unit is on a single floor, providing easy and convenient living. With stainless steel appliances and laminate flooring throughout, it offers both comfort and style. A cozy gas fireplace enhances the living and dining room, making it perfect for hosting guests. Additionally, the unit includes a double garage and an oversized balcony. The home features an updated kitchen, new tiles, and much more. Residents enjoy access to the clubhouse, which offers guest suites for visitors. The prime location near Guildford Mall and Green Timbers Park seamlessly combines luxury and convenience.