

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):	Bathrooms:	3	Age:	36
Lot Area:	Full Baths:	2	Zoning:	RM-45
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,602.00
Rear Yard Exp:	Maint. Fee:	487.00	For Tax Year:	2023
View:			P.I.D.:	007-268-106

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Metal,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 44
# 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:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: First Service Residential

Complex / Subdiv: Chelsea Gate

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 5 OF SECTION 32 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTERDISTRICT STRATA PLAN NW2542 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1

Amenities: Club House,In Suite Laundry

Site Influences: Adult Oriented,Central Location,Gated Complex,Private Yard,Recreation Nearby,Retirement Community

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Age Restrictions,Pets Allowed w/Rest.,Rentals Allwd w/Restrctns

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	8'5 x 10'1			
Main	Family Room	14'0 x 8'3			
Main	Living Room	13'7 x 17'2			
Main	Dining Room	8'7 x 13'1			
Main	Eating Area	11'1 x 8'5			
Above	Primary Bedroom	15'2 x 16'1			
Above	Bedroom	9'9 x 13'1			

Finished Floor (Main):	894 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	708 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	1,602 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,602 sqft	# Of Pets:	2 - Cats: Yes, Dogs: No			

Welcome to CHELSEA GATE in Guildford! A desirable 55+ gated community steps away from Green Timbers Park and close to Guildford Mall. This spacious home provides main floor living with kitchen, eating area, powder room, family room as well as dining and a large living room with vaulted ceilings and gas fireplace. Upper floor features a large master bedroom with oversized ensuite, extra bedroom and full size additional bathroom. Large private backyard and patio with access from living area, perfect for entertaining. Some updates include: Flooring throughout, plumbing, blinds, appliances, kitchen cabinets, countertops and backsplash. Plenty of parking and storage as this unit has a full double garage plus driveway parking. Book your showing today!