

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	2	Age:	10
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,408.43
Rear Yard Exp:	North	Maint. Fee:	378.06	For Tax Year:	2023
View:	No			P.I.D.:	029-292-786

Style of Home:	1 Storey,Corner Unit	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 9, BLOCK 5N, PLAN EPS1616, SECTION 21, 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 V
Amenities:	Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Recreation Center
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal Pacific Tri-Cities Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 11'			
Main	Kitchen	10' x 8'			
Main	Primary Bedroom	11' x 10'			
Main	Dining Room	10' x 9'4			
Main	Bedroom	9'6 x 9'6			

Finished Floor (Main):	831 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	831 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	831 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to magnificent G3 Residence located in the heart of Guildford.This spacious 2bdrm 2bath 1 ownerWELL KEPT CORNER unit on the2nd floor with 9ft ceilings will not disappoint!Unit comes with MASSIVE windows,abundance of natural lighting with N&E exposure.Primary bdrm w/ensuite &walk-in-closet w/secondary bdrm on other side for privacy.Open gourmet kitchen,quartz counters& S/S appliances w/shaker cabinets& in-suite laundry.Unit comes with 1covered deck& 1parking.Enjoy a tranquil private walk in courtyard with bridge & water features.Amenities includes:large clubhouse/kitchen,gym,pingpong,billiards,guest suite,exquisite gardening& playground.Easy access Hwy1& steps away from restaurants,schools,Guildford Mall,Comm Center,Library&much more. Don't miss out, book your private showing today!