

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1995
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	29
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	C-35
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,217.61
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	599.02	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	023-102-811

<b>Style of Home:</b>	Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stucco,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	
<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>	Electric,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>		<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Obsidian Property Management
<b>Complex / Subdiv:</b>	Georgian Gardens
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 10, BLOCK 5N, PLAN LMS2002, 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 1
<b>Amenities:</b>	Club House,In Suite Laundry,Storage,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Macdonald Realty (Delta)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'10 x 13'5'			
Main	Living Room	14'7 x 10'8			
Main	Dining Room	13'11 x 7'10			
Main	Kitchen	12'6 x 10'			
Main	Primary Bedroom	13'11 x 10'6			
Main	Walk-In Closet	5'6 x 5'2			
Main	Bedroom	11'10 x 8'7			

<b>Finished Floor (Main):</b>	1,151 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,151 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,151 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: No			

Optimal & large 2 bedroom, 2 bathroom condo unit available in the highly sought-after Georgian Gardens in central Guildford! Bright and clean with laminate flooring, crown moulding, large European-style windows, and in-suite laundry. Uniquely, a wrap around balcony encircles the master bedroom and living room - great for barbequing or enjoying a relaxing cup of tea! The kitchen has ample storage and a spectacular view of the courtyard greenspace. Open living area includes dining room and living room which has gas fireplace and is thermostat controlled. Unit includes parking and storage locker. Walking distance to Guildford Town Centre, Guildford Library, Recreation, Aquatic, and Medical Center. This ordinary beauty won't last - inquire now!!Open house Saturday, 20 July 2024 from 2PM - 4PM.