

Depth/Size (ft):	Bedrooms: 1	Approx. Year Built: 2019
Frontage (ft):	Bathrooms: 1	Age: 5
Lot Area:	Full Baths: 1	Zoning: MF
Flood Plain:	Half Baths: 0	Gross Taxes: \$1,929.33
Rear Yard Exp:	Maint. Fee: 259.31	For Tax Year: 2023
View:		P.I.D.: 030-873-894

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed	Parking Access:
Foundation:	Parking: Garage; Underground
Rain Screen:	Locker:
Renovations:	Units in Dev: 102 - Total Units in Strata: 102
# 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: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company: Korecki Real Estate Services

Complex / Subdiv: The Guildford

Services Connected: Electricity,Water

Legal: STRATA LOT 58, BLOCK 5N, PLAN EPS4019, SECTION 28, RANGE 1W, NEW WESTMINSTER LAND DISTRICT, TOGETHER

Amenities: Exercise Centre,In Suite Laundry,Playground,Recreation Center

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

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

Listing Broker(s): Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 11'			
Main	Kitchen	11' x 8'6			
Main	Dining Room	11' x 8'			
Main	Primary Bedroom	14' x 10'			

Finished Floor (Main): 584 sqft	# Of Rooms: 4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	4	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmnt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 584 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 584 sqft	# Of Pets: 2 - Cats: Yes, Dogs: Yes			

The Guildford! Beautiful 1 Bedroom home in a Fantastic Location! Terrific Open floor plan, laminate flooring throughout the home, Quartz counter tops in kitchen complimented with top of the line S/S Appliances. Smart switches (voice activated).Central to Guildford Town Center, Library and Rec Center . Superb Amenities, state of the art Exercise Center, Recreation room with Pool room and kitchen,