

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 (Bsmt):	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.