

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,812.45
Rear Yard Exp:		Maint. Fee:	696.84	For Tax Year:	2023
View:	Yes			P.I.D.:	018-308-058

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	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:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : GOLDEN EARS, MT.BAKER
Mgmt. Company:	First Service Residential - 604-683-8900
Complex / Subdiv:	THE STANLEY AT GUILDFORD PARK PLACE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 85, PLAN LMS921, SECTION 29, RANGE 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Bike Room,Club House,Exercise Centre,Pool; Outdoor,Swirlpool/Hot Tub,Tennis Court(s)
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13' x 9'6			
Main	Kitchen	9'8 x 8'6			
Main	Dining Room	10' x 7'6			
Main	Eating Area	8' x 4'6			
Main	Primary Bedroom	13'8 x 10'8			
Main	Bedroom	9'4 x 7'4			

Finished Floor (Main):	900 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	900 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	900 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

If you like views and sunshine you'll love this well priced 1 Bedroom and Den (currently being used as a 2 bedroom) in Guildfords favorite concrete highrise building 'The Stanley' This 11th floor unit sits on the South East corner and gives 180 degree views! Updated kitchen with white shaker cabinets, stainless appliances, laminate floors throughout, fresh paint and recent updates to both bathrooms including cabinets and counters! Loads of windows to take in the views, updated washer dryer in suite, indoor and outdoor pool, tennis courts and gym, storage and workshop space. 1 parking, pet friendly building. Very convenient location and short walk to Guildford mall and all levels of shopping. OPEN HOUSE Saturday June 15th 12-2pm.