

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1992
Frontage (ft):		Bathrooms:	2	Age:	32
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,090.94
Rear Yard Exp:		Maint. Fee:	474.30	For Tax Year:	2023
View:	Yes			P.I.D.:	017-326-982

Style of Home:	Other	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	180 - Total Units in Strata: 180
# 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:	Other	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:	Yes : Valley and Mountains
Mgmt. Company:	QUAY PACIFIC MANAGEMENT - 604-371-2208
Complex / Subdiv:	GUILDFORD MARQUIS
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 56, PLAN LMS31, SECTION 29, RANGE 1, 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
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Sauna/Steam Room,Storage,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'9 x 13'6			
Main	Dining Room	9'1 x 9'			
Main	Kitchen	12'3 x 8'6			
Main	Primary Bedroom	16'5 x 11'			
Main	Bedroom	12'10 x 9'9			

Finished Floor (Main):	1,112 sqft	# Of Rooms:	5	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):	1,112 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	1			
Grand Total:	1,112 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

GUILDFORD MARQUIS - Exceptional location for those who enjoy proximity to shopping, amenities, parks & easy transportation. 180° view from 11th floor. 2-Bdrm 2 Bathrooms & 2 underground parking+storage included. Large balcony. Vacant ready for your personal touch, quick possession possible. This well-built (CONCRETE), well-maintained & managed strata is steps away to Guildford mall, close to everything: movie theaters, parks, transit, library, T&T supermarket and much more! Strata fee includes water, hot water, on-site caretaker, Sauna, hot tub, gym, guest suites & lounge to host large gatherings in addition to regular items. PETS welcome. Open House: Sat & Sun July 13th and 14th, 2:30-4:30PM.