

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	STRATA
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,915.54
Rear Yard Exp:		Maint. Fee:	279.49	For Tax Year:	2023
View:	No			P.I.D.:	026-642-263

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	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:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	DWELL PROPERTY - 604-821-2999
Complex / Subdiv:	Charlton Park
Services Connected:	Electricity,Water
Legal:	STRATA LOT 38, PLAN BCS1816, SECTION 28, 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 V
Amenities:	Club House,Exercise Centre,Guest Suite,Playground,Pool; Outdoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 12'11			
Main	Dining Room	7'8 x 8'			
Main	Kitchen	8'4 x 8'8			
Main	Primary Bedroom	11' x 10'6			

Finished Floor (Main):	648 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	648 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	648 sqft	# Of Pets:				

Highly sought-after resort-style living at Charlton Park in the PRIME Guildford location. Absolutely gorgeous, show-home condition! Spacious 1-bed suite with a huge wrap-around balcony. Ready to move in! Many updates incl. new laminate flooring, new appliances, fresh new paint, 9ft high ceilings, and ample storage space. This well-managed complex offers a low strata fee and fantastic amenities, incl. a clubhouse, 3 guest suites, a swimming pool & hot tub, and a sauna. LOCATION!!.. Walk to Guildford Mall, T&T, all levels of schools, public transit, and a short distance to Sky-Train, and easy access to Hwy1.