

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1996
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	28
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	RES
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,025.84
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	468.45	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	019-022-654

<b>Style of Home:</b>	Ground Level Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	266 - Total Units in Strata: 266
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** Hugh & McKinnon - 604-541-5214

**Complex / Subdiv:** Thompson Bldg River Pointe

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 185, PLAN LMS879, SECTION 20, 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,Garden,Sauna/Steam Room,Storage,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):** Team 3000 Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 13'			
Main	Dining Room	10' x 8'			
Main	Kitchen	9'3 x 10'8			
Main	Laundry	7' x 5'			
Main	Primary Bedroom	16' x 11'			
Main	Bedroom	10' x 9'			

<b>Finished Floor (Main):</b>	1,033 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	3	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,033 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,033 sqft	<b># Of Pets:</b>	2 - Cats: Yes			

This won't last long. Welcome to River Pointe located in Guildford! This OVER 1,000 sq.ft. ground-level unit has a large garden-like patio to enjoy quiet time or BBQ in the backyard & plenty of visitor parking. Spacious 2 bdrm/2 bath with huge living room, open-concept kitchen & gas fireplace (included in fee) in the living room. Conveniently and centrally located with easy access to Hwy 1, transportation, a short walk to Guildford Town Centre, Guildford Recreation Center, Public Library, grocery stores, restaurants, parks, and schools. Complex allows 100% Rentals & 2 pets (no size restrictions). Building amenities include Clubhouse, BIG exercise facility, sauna & whirlpool. River Pointe combines fitness, comfort, convenience and investment Come take a look at what could be your new home!