

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1986
Frontage (ft):		Bathrooms:	2	Age:	38
Lot Area:		Full Baths:	2	Zoning:	MR45
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,554.17
Rear Yard Exp:		Maint. Fee:	328.54	For Tax Year:	2024
View:	No			P.I.D.:	004-741-943

Style of Home:	Basement Entry,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco,Wood	Parking Access:	Front,Lane
Foundation:		Parking:	DetachedGrge/Carport
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	54 - Total Units in Strata: 54
# of Fireplaces:	1 - Fuel: Wood	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:	Hardwood,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Davin Management - 604-594-5643
Complex / Subdiv:	HI POINT COURT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	PL NWS2427 LT 37 LD 36 SEC 32 RNG 1 AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T
Amenities:	Garden,Storage
Site Influences:	Central Location,Gated Complex,Private Setting,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	Pets Allowed w/Rest.
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 14'	Main	Laundry	7' x 6'5
Main	Living Room	13'6 x 14'			
Main	Kitchen	10'6 x 10'			
Main	Nook	5' x 10'			
Main	Primary Bedroom	13' x 13'			
Main	Bedroom	12' x 10'			
Below	Foyer	9' x 4'			

Finished Floor (Main):	1,356 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,356 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,356 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to a charming 1324 sqft townhouse, offering an open and spacious floor plan that faces the serene Tall Timbers Park. This prime location ensures you're close to shopping at Guildford Town Centre, convenient transit options, and a variety of entertainment and dining venues. Enjoy the nearby trails and rec facilities, perfect for an active lifestyle. This home combines comfort with a vibrant community feel. The peaceful neighbourhood and natural surroundings provide a tranquil living experience. Schedule a viewing today and start your new chapter in this beautiful townhouse. 1 small dog or cat allowed and any ages welcome. Act now to make this wonderful home yours!