

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	3	Age:	8
Lot Area:		Full Baths:	2	Zoning:	STRATA
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,000.71
Rear Yard Exp:		Maint. Fee:	270.00	For Tax Year:	2024
View:	No			P.I.D.:	029-722-934

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Vinyl,Wood	Parking Access:	Rear
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	105 - Total Units in Strata: 105
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Peninsula Strata Management - 604-385-2422
Complex / Subdiv:	
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 3, BLOCK 5N, PLAN EPS2685, SECTION 21, RANGE 1W, 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:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	1NE Collective Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'5 x 12'10	Main	Patio	15'5 x 8'8
Main	Kitchen	7'11 x 13'7			
Main	Dining Room	10'11 x 9'9			
Below	Foyer	3'5 x 5'3			
Above	Bedroom	8'5 x 7'8			
Above	Bedroom	8'6 x 7'8			
Above	Primary Bedroom	11'4 x 12'2			

Finished Floor (Main):	603 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	645 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	65 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,313 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,313 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Built by the award winning builder, Dawson and Sawyer, Guildford The Great offers this gorgeous 3 bedroom, 3 bath home in the vibrant neighborhood of Guildford .The spacious main floor has updated light fixtures, open concept kitchen/family room, laminate flooring, S/S appliances, quartz countertops, and large island . Upstairs includes 3 spacious bedrooms with ensuite bath in primary room and large walk in closet . Enjoy outdoor entertaining on the large balcony. Walking distance to both levels of schools, Guildford Town Centre, Guildford Recreation and Aquatic Centre . Close to bus stops and Hwy 1. Open house on Sunday (August 25), 1:30pm-3:30pm