

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	1981
Frontage (ft):	Bathrooms:	1	Age:	43
Lot Area:	Full Baths:	1	Zoning:	RM45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,705.73
Rear Yard Exp:	Maint. Fee:	416.56	For Tax Year:	2024
View:			P.I.D.:	001-872-800

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:		Fixtures Rmvd:	

View:

Mgmt. Company: Obsidian Property Management - 604-757-3151

Complex / Subdiv: Tall Timbers

Services Connected: Electricity,Septic,Water

Legal: STRATA LOT 12 SECTION 32 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICTSTRATA PLAN NW1678 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Bike Room,Elevator,Shared Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Dishwasher,Refrigerator,Stove

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3' x 4'			
Main	Kitchen	6'9 x 7'5			
Main	Dining Room	7'8 x 6'11			
Main	Living Room	15'4 x 9'8			
Main	Bedroom	17'11 x 9'4			

Finished Floor (Main):	693 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	693 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	693 sqft	# Of Pets:				

Ground floor corner home in the heart of Guildford Large 1 bedroom 693 sq.ft. updated kitchen to include cabinets, quartz countertops, stainless steel appliances and flooring needs carpets and paint. Walking distance to Mall, T&T, and close to skytrain station.