

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	APT
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,515.26
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	440.19	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	017-327-059

<b>Style of Home:</b>	Corner Unit,Other	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete Frame	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	180 - Total Units in Strata: 180
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Mixed,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : MOUNTAIN AND CITY VIEWS

**Mgmt. Company:** QUAY PACIFIC MANAGEMENT - 604-371-2208

**Complex / Subdiv:** GUILDFORD MARQUIS

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

**Legal:** STRATA LOT 63, BLOCK 5N, PLAN LMS31, SECTION 29, 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 1

**Amenities:** Bike Room,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Recreation Center,Storage,Swirlpool/Hot Tub,Wheelchair Access

**Site Influences:** Central Location,Private Setting,Recreation Nearby,Shopping Nearby

**Features:** Clothes Washer/Dryer,Drapes/Window Coverings,Other - See Remarks

**Bylaw Restrict:** Pets Allowed w/Rest.

**Listing Broker(s):** eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'8 x 10'			
Main	Dining Room	18'8 x 9'			
Main	Kitchen	22'6 x 9'11			
Main	Primary Bedroom	15'3 x 10'10			
Main	Bedroom	12'9 x 10'9			

<b>Finished Floor (Main):</b>	1,325 sqft	<b># Of Rooms:</b>	5	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,325 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,325 sqft	<b># Of Pets:</b>				

GUILDFORD MARQUIS - Exceptional location for those who enjoy proximity to shopping, amenities, parks & easy transportation. 180° view from this 12th-floor, Northwest CORNER unit. 2-Bdrm 2 Bathrooms, marble floors, crown molding & 2 underground parking+storage included. Large balcony. Vacant ready for your personal touch, quick possession possible. This well-built (CONCRETE), well-maintained & managed strata is steps away from Guildford mall, close to everything: movie theaters, parks, transit, library, T&T supermarket, and much more! Strata fee includes water, hot water, on-site caretaker, gym, guest suites & lounge to host large gatherings. PETS welcome. Parking Stall #158&159. Storage Locker #30.