

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,213.55
Rear Yard Exp:	Northwest	Maint. Fee:	890.88	For Tax Year:	2024
View:	No			P.I.D.:	018-307-442

Style of Home:	Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	165
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood, Tile	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	First Service
Complex / Subdiv:	The Stanley
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water
Legal:	STRATA LOT 24, PLAN LMS921, SECTION 29, 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, Exercise Centre, In Suite Laundry, Playground, Pool; Outdoor, Sauna/Steam Room, Storage, Swirlpool/Hot Tub, Tennis Court(s)
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby, Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions
Listing Broker(s):	Sutton Group-West Coast Realty (Surrey/24), Sutton Group-West Coast Realty (Surrey/24)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'9 x 3'5			
Main	Living Room	14'10 x 11'1			
Main	Dining Room	11'3 x 9'6			
Main	Kitchen	8'3 x 15'0			
Main	Primary Bedroom	11'1 x 14'3			
Main	Walk-In Closet	5'11 x 5'6			
Main	Bedroom	11'5 x 8'9			

Finished Floor (Main):	1,169 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,169 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,169 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome Home to this bright and spacious corner unit in the Stanley, Guildford's best concrete tower. Boasting stunning treed views from huge windows and an abundance of natural light. The kitchen features updated stainless appliances incl. induction range with tons of work & storage space. The spacious primary suite features a walk-in closet w/ custom built-ins and huge ensuite w/ soaker tub. Enjoy resort-style amenities incl. 2 outdoor pools, hot tub, 2 saunas, gym & tennis courts. The Stanley boasts a stunning courtyard and is the perfect spot to enjoy outdoor time or to have a little family bbq. You will love the family friendly community here. Ideally located across from Green Timbers Park, just steps from EVERYTHING! No size restriction on dogs! You will love living here!