

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:	\$2,521.11
Rear Yard Exp:		Maint. Fee:	439.84	For Tax Year:	2024
View:	Yes			P.I.D.:	018-213-359

Style of Home:	Corner Unit,Other	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	180 - Total Units in Strata: 180
# of Fireplaces:	0 - Fuel:	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:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	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 141, 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	18'6 x 13'10			
Main	Kitchen	10'3 x 7'11			
Main	Eating Area	8'5 x 8'			
Main	Dining Room	15'7 x 7'10			
Main	Bedroom	12'8 x 10'			
Main	Primary Bedroom	15' x 11'			
Main	Laundry	8' x 5'6			

Finished Floor (Main):	1,335 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,335 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,335 sqft	# Of Pets:				

GUILDFORD MARQUIS - Exceptional location for those who enjoy proximity to shopping, amenities, parks, schools & easy transportation. Fantastic North West CORNER suite, PANORAMIC, UNOBSTRUCTED VIEWS of Mtns & City lights.Huge 2 Bdrms 2 Full Baths & 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 to 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 in addition to regular items. Parking #266 & 267 (P1), Locker #133 (P2).