

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1991
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	33
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,480.01
<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>	017-326-745

<b>Style of Home:</b>	Corner Unit,Upper Unit	<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>	Completely	<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

<b>View:</b>	Yes : Mountain and City Views
<b>Mgmt. Company:</b>	QUAY PACIFIC MANAGEMENT - 604-371-2208
<b>Complex / Subdiv:</b>	GUILDFORD MARQUIS
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 33, PLAN LMS31, 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
<b>Amenities:</b>	Bike Room,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Recreation Center,Storage,Swirlpool/Hot Tub,Wheelchair Access
<b>Site Influences:</b>	Central Location,Private Setting,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Clothes Washer/Dryer,Drapes/Window Coverings,Other - See Remarks
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'6 x 13'10			
Main	Dining Room	15'7 x 7'10			
Main	Kitchen	10'3 x 7'11			
Main	Eating Area	8'5 x 8'2			
Main	Primary Bedroom	15'2 x 11'			
Main	Bedroom	12'8 x 10'			
Main	Laundry	8' x 5'			

<b>Finished Floor (Main):</b>	1,338 sqft	<b># Of Rooms:</b>	7	<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>	1,338 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,338 sqft	<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

STUNNINGLY RENOVATED large corner unit sits looking over top all other low-rise buildings nearby and has a spectacular North West view of the Mountains and Sunsets. Quieter living space. The newly updated kitchen, Master bedroom and en-suite will not disappoint. This professionally managed building comes with exceptional amenities. Strata fee includes water, hot water, on-site caretaker, gym, guest suites & lounge to host large gatherings. GUILDFORD MARQUIS is a wonderful set of concrete high-rise buildings (Only 2) located in the heart of Guildford. Just steps from the best shopping, movie theaters, parks, transit, library, T&T supermarket, & much more.2 underground parking+storage included. Large balcony.\*Ready for quick possession\*1 PET welcome.Parking 81 & 31s Locker#60