

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	RM45
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,539.47
Rear Yard Exp:	Maint. Fee:	432.62	For Tax Year:	2024
View:			P.I.D.:	017-712-254

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Frame	Covered Parking:	1
Exterior:	Brick,Metal,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Propane	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:	Metal	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Houghton Realty Property Mgmnt - 604-576-2141

Complex / Subdiv: Highpoint Gardens

Services Connected: Natural Gas,Sanitary Sewer,Water

Legal: STRATA LOT 25 OF SECTION 32 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTERDISTRICT STRATA PLAN LMS282 TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT ASSHOWN ON FORM 1

Amenities: Exercise Centre,Pool; Outdoor,Swirpool/Hot Tub

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	7'5 x 10'6	Main	Laundry	7'3 x 5'1
Main	Primary Bedroom	12'11 x 18'2			
Main	Dining Room	14'1 x 9'3			
Main	Living Room	16'11 x 14'2			
Main	Kitchen	9'9 x 9'4			
Main	Eating Area	7'3 x 12'9			
Main	Bedroom	16'10 x 10'1			

Finished Floor (Main):	1,369 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,369 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,369 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the heart of Guildford! Concrete low rise building. Ground floor corner unit, bright and spacious with over 1300 sq.ft of living space. Foyer with 2 closets and large living dining room with gas fireplace and wood mantle. Kitchen with eating area. 2 oversized bedrooms, primary with bay window and ensuite with walk in shower. Wrap around windows with massive fully fenced 679 sqft garden patio. Call today for your private showing.