

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	3	Age:	8
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,381.76
Rear Yard Exp:		Maint. Fee:	266.71	For Tax Year:	2024
View:	No			P.I.D.:	029-678-111

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Vinyl	Parking Access:	
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	105 - Total Units in Strata: 105
# 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),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Pacific Quorum - 604-635-0260
Complex / Subdiv:	Guildford The Great
Services Connected:	Electricity
Legal:	STRATA LOT 27 SECTION 21 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN EPS2684 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX 2000 Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 12'9	Above	Walk-In Closet	7'8 x 4'
Main	Kitchen	13'4 x 11'2	Above	Bedroom	11'3 x 8'8
Main	Dining Room	11'2 x 9'6	Above	Bedroom	11'2 x 8'6
Above	Primary Bedroom	11'2 x 11'2	Above	Laundry	3' x 3'
			Below	Office	10'8 x 7'6
			Below	Foyer	5' x 3'5

Finished Floor (Main):	608 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	635 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	144 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,387 sqft	Basement:	Fully Finished,Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,387 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Guildford the Great by Dawson & Sawyer. This well built three-level home boasts 3 spacious bedrooms upstairs, a versatile office/4th bedroom downstairs and 2.5 baths. Great layout featuring an open kitchen with quartz countertops, stainless steel appliances and a powder room on the main floor. Enjoy a partially covered patio right off the living room. Fenced yard + Parking for 2 cars with a good sized garage + a covered carport. Prime central location close to all the amenities including schools, parks, dining, shopping, Guildford Town Centre, transit, and highway access. Experience modern urban living at its best in this stylish and convenient residence. This home is in great move in ready condition!