

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RM3
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,498.67
Rear Yard Exp:		Maint. Fee:	493.07	For Tax Year:	2024
View:	No			P.I.D.:	023-500-085

Style of Home:	Loft/Warehouse Conv.,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	No
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 153, BLOCK 5N, PLAN LMS2030, DISTRICT LOT 25, RANGE 2W, 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 OR V, AS APPROPRIATE
Amenities:	In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Little Oak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 14'2			
Main	Dining Room	6'3 x 7'7			
Main	Kitchen	8'0 x 7'3			
Main	Foyer	4'4 x 5'0			
Main	Primary Bedroom	11'10 x 9'11			
Main	Bedroom	9'2 x 7'7			
Above	Recreation Room	20'10 x 19'9			

Finished Floor (Main):	893 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	292 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,185 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,185 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Top- Floor Penthouse Loft with Stunning Natural Light a rare gem in Claridge Court! This Penthouse loft offers an incredible blend of style, space and convenience. The standout feature? Double-height ceilings with expansive windows that flood the space with natural light, creating a bright and airy atmosphere. A charming spiral staircase leads to a large loft, perfect for a rec room, home office or game room. Situated in a prime location, you're just minutes away from Guildford Town Centre and have easy access to direct bus routes to the Skytrain, making commuting a breeze. If you're looking for modern living with a touch of elegance in a vibrant neighbourhood, this is it!