

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	2	Age:	36
Lot Area:		Full Baths:	2	Zoning:	RT
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,138.04
Rear Yard Exp:		Maint. Fee:	621.05	For Tax Year:	2024
View:				P.I.D.:	014-547-864

Style of Home:	Corner Unit,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	108 - Total Units in Strata: 108
# of Fireplaces:	1 - Fuel: Wood	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:

Mgmt. Company: C&C PROPERTY MANAGEMENT - 604-987-9040

Complex / Subdiv: GUILDFORD PARK ESTATES

Services Connected: Community,Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 33, BLOCK 5N, PLAN NWS2717, SECTION 28, 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: Recreation Center

Site Influences: Central Location,Paved Road,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'1 x 4'5	Above	Bedroom	9'4 x 13'5
Main	Living Room	12'3 x 15'6	Above	Patio	16'3 x 14'0
Main	Dining Room	7'6 x 11'10	Below	Bedroom	19'4 x 12'8
Main	Kitchen	8'2 x 11'6			
Main	Bedroom	8'0 x 11'1			
Main	Porch (enclosed)	14'9 x 4'0			
Above	Primary Bedroom	11'3 x 14'3			

Finished Floor (Main):	732 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	528 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	414 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,674 sqft	Basement:	Fully Finished,Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,674 sqft	# Of Pets:				

Welcome to Guildford Park Estates! The ultimate family home & convenient location! This gem offers an impressive 1672 sq/ft of living space and a spacious double side-by-side garage, creating the perfect house-like feel. The main floor offers a wonderful open concept perfect for entertaining and family gatherings. As well as a great size bedroom with a full bathroom. Upstairs you'll find 2 primary size bedrooms with cheater ensuite to both rooms and a large patio to enjoy your morning coffee. Downstairs, a bonus rec room awaits, offering add'l flexibility as a 4th bedroom or an entertainment space for your family's unique needs. Freshly painted move in ready! located closed to hwy 1 for the commuter in the family. Call today this one wont last PICS ARE VIRTUALLY STAGED