

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1989
Frontage (ft):	Bathrooms:	3	Age:	35
Lot Area:	Full Baths:	2	Zoning:	MULTI
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,032.35
Rear Yard Exp:	Maint. Fee:	341.74	For Tax Year:	2024
View:			P.I.D.:	014-758-237

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single, Visitor Parking
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:	Electric, Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Crossroads - 778-578-4445

Complex / Subdiv: REGENTS GATE

Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water

Legal: STRATA LOT 46, PLAN NWS3068, SECTION 21, 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

Amenities: Club House

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	15' x 14'			
Main	Dining Room	15' x 7'			
Main	Kitchen	11' x 9'			
Main	Utility	7' x 6'			
Above	Primary Bedroom	13' x 13"			
Above	Bedroom	9'6 x 9'6			
Above	Bedroom	10'6 x 10'			

Finished Floor (Main):	788 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	788 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	3	Yes
Finished Floor (Total):	1,576 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,576 sqft	# Of Pets:				

Location, location, location! This 2 Storey style townhome sits in a gated development where units are rarely available. Enter into this unit and find a good size bright kitchen and eating area off entry, 2 pc bathroom and great living area with gas fireplace, joining dining area with French door access to your east exposed rear yard! Updated flooring throughout the main floor, updated blinds and updated windows in this unit. 3 bedrooms upstairs, Huge Primary bedroom with 3 pc ensuite and bonus walk in closet. Single Garage plus single parking spot, Walking distance to everything Guildford has to offer, but on a quiet street! OPEN HOUSE CANCELLED