

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	2010
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	14
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,870.01
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	350.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	028-102-215

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Vinyl	<b>Parking Access:</b>	Rear
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	64
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : City
<b>Mgmt. Company:</b>	QUAY PACIFIC PROPERTY - 604-685-8830
<b>Complex / Subdiv:</b>	The Max
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 37 SECTION 29 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT STRATA PLAN BCS3671 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Elevator,In Suite Laundry
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services, Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'			
Main	Primary Bedroom	12' x 10'			
Main	Kitchen	8' x 8'			
Main	Foyer	9' x 8'			

<b>Finished Floor (Main):</b>	680 sqft	<b># Of Rooms:</b>	4	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	680 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	680 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

MAX in the heart of Guildford!!! Built by Hayer Homes, this extra-large 1 bedroom with east facing has oversized windows providing lots of light. All high end finishing included - laminate flooring throughout, modern, sleek kitchen with granite counters and updated stainless steel appliances and modern fixture. The unit includes hot water, 1 parking stall, 1 cat or 1 dog up to 33lbs. Ideally located within walking distance to the Guildford shopping centre, Recreation centre, library and all!