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|--------------------|----------|-------------|---|---------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 3 | Approx. Year Built: | 1980 |
| Frontage (ft): | 26.90 | Bathrooms: | 2 | Age: | 44 |
| Lot Area: (sq.ft.) | 4,066.00 | Full Baths: | 1 | Zoning: | RF-G |
| Flood Plain: | No | Half Baths: | 1 | Gross Taxes: | \$4,272.08 |
| Rear Yard Exp: | | | | For Tax Year: | 2023 |
| View: | No | | | P.I.D.: | 005-453-755 |

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|------------------|---------------------------|------------------|-------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 5 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Other | Parking Access: | Front |
| Foundation: | | Parking: | Add. Parking Avail.,Carport; Single |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Natural Gas | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold NonStrata |
| Fuel/Heating: | Electric,Natural Gas | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate | Fixtures Rmvd: | No |

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|---------------------|---|
| View: | No |
| Mgmt. Company: | |
| Complex / Subdiv: | |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer |
| Legal: | LOT 272 SECTION 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 56486 |
| Amenities: | In Suite Laundry,Independent living |
| Site Influences: | Central Location,Golf Course Nearby,Recreation Nearby |
| Features: | |
| Bylaw Restrict: | |
| Listing Broker(s): | Royal LePage - Wolstencroft, Royal LePage - Wolstencroft |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|----------------|-------------|
| Main | Foyer | 7'5 x 3'6 | Above | Walk-In Closet | 8'0 x 3'6 |
| Main | Living Room | 15'3 x 15'9 | Above | Bedroom | 9'8 x 9'9 |
| Main | Dining Room | 9'6 x 9'6 | Above | Bedroom | 9'8 x 11'11 |
| Main | Kitchen | 9'7 x 14'11 | | | |
| Main | Family Room | 15'0 x 14'9 | | | |
| Main | Utility | 6'1 x 5'5 | | | |
| Above | Primary Bedroom | 12'7 x 11'11 | | | |

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|-------------------------|------------|--------------------|-------|----------------|-------------|----------|
| Finished Floor (Main): | 965 sqft | # Of Rooms: | 10 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 662 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 2 | Above | 3 | No |
| Finished Floor (Bsmt): | 0 sqft | Suite: | None | | | |
| Finished Floor (Total): | 1,627 sqft | Crawl/Bsmt Height: | | | | |
| Unfinished Floor: | 0 sqft | Basement: | None | | | |
| Grand Total: | 1,627 sqft | Beds In Bsmt: | 0 / 3 | | | |
| | | # Of Pets: | | | | |

Great opportunity for investors, first-time home buyers & developers to own a detached home! Great value here! This 3 bedroom, 2 bath, 2 level house with no basement sits on a lot size of 4066 sqft & is located in the heart of the Guildford. The main level has a living room, family room, laundry, & a kitchen with upgraded countertops & backsplash with lots of cabinets. The above floor has 3 beds & a full bath. The roof was updated in 2022, windows & backyard updated in 2017, back fence is 5 years old. Other renos in bathroom & floor have been done. It is conveniently located close to both levels of schools, transit, shopping malls, community centre & library. Hot tub off the back deck is perfect for relaxation. Do not miss this opportunity!