

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

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

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			

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! OPEN HOUSE SUN APRIL 28th 2PM-4PM