

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

<b>Style of Home:</b>	2 Storey	<b>Parking:</b>	Total: 5 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Other	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Add. Parking Avail.,Carport; Single
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(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>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer
<b>Legal:</b>	LOT 272 SECTION 30 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 56486
<b>Amenities:</b>	In Suite Laundry,Independent living
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby
<b>Features:</b>	
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	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			

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

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!