

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1996
Frontage (ft):	Bathrooms: 2	Age: 28
Lot Area:	Full Baths: 2	Zoning: C-35
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,074.23
Rear Yard Exp View:	Maint. Fee: 522.83	For Tax Year: 2023
		P.I.D.: 023-448-547

Style of Home: Ground Level Unit,Inside Unit	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Mixed,Vinyl	Parking Access: Rear
Foundation:	Parking: Other,Visitor Parking
Rain Screen:	Locker: Yes
Renovations:	Units in Dev: - Total Units in Strata: 134
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Electric	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Other	Fixtures Leased: No
Floor Finish:	Fixtures Rmvd: No

View:

Mgmt. Company: Obsidian Property Management - 604-757-3151

Complex / Subdiv: Georgian Gardens

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 89 SECTION 21 BLOCK 5 NORTH RANGE 1 WESTNEW WESTMINSTER DISTRICT STRATA PLAN LMS2002TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

Amenities: Club House,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'10 x 10'2	Main	Foyer	6'2 x 4'1
Main	Dining Room	9'0 x 10'7			
Main	Living Room	12'2 x 16'8			
Main	Bedroom	11'1 x 8'1			
Main	Primary Bedroom	16'4 x 11'0			
Main	Walk-In Closet	8'4 x 5'7			
Main	Laundry	5'6 x 4'9			

Finished Floor (Main): 1,000 sqft	# Of Rooms: 8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	4	No
Finished Floor (Bsmt): 0 sqft	Crawl/Bsmt Height:			
Finished Floor (Total): 1,000 sqft	Basement: None			
Unfinished Floor: 0 sqft	# or % of Rentals Allowed:			
Grand Total: 1,000 sqft	# Of Pets: Cats: Yes, Dogs: No			

Welcome to Georgian Gardens! This 2 bed, 2 FULL bath unit has everything you need. Investors and First-Time buyers alike will enjoy newer laminate flooring, paint and stainless-steel appliances, large kitchen with eating nook, generous-sized living room with cozy gas fireplace, laundry room with storage, ground-level patio overlooking green space, plus the added security of not being true ground-level (this unit is NOT street-level). Primary bedroom is equipped with a full ensuite and walk-in closet! Unit comes with 1 underground parking spot & a storage locker. Ideal location close to Highway 1, just steps away from Guildford Mall, Library, Rec centre, Schools, Restaurants & Public Transit. Quick completion possible! Come see it today!