

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:	Maint. Fee:	522.83	For Tax Year:	2023
View:			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 LMS2002TOG
Amenities:	Club House,Exercise Centre,In Suite Laundry,Storage,Wheelchair Access
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restric:	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 possession possible! Come see it today!