## 904 235 GUILDFORD WAY PORT MOODY

North Shore Pt Moody, V3H 5L8

<b>Residential Attached</b>
\$724,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2004	
Frontage (ft):		Bathrooms:	1	Age:	20	
Lot Area:		Full Baths:	1	Zoning:	APT	
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,306.07	
Rear Yard Exp:		Maint. Fee:	311.00	For Tax Year:	2002	
View:	Yes			P.I.D.:	025-975-056	
				1		
Style of Home:	1 Storey		Parking:	Total: 1 - Covered: 1		
Construction:	Concrete		Covered Parking:	1		
Exterior:	Concrete, Glass		Parking Access:			
Foundation:			Parking:	Garage; Underground		
Rain Screen:			Locker:			
Renovations:			Units in Dev:	137 - Total Units in S	trata: 137	
# of Fireplaces:	1 - Fuel: Gas - Natural		Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric,Natur	ral Gas	Property Disc:	No		
Outdoor Area:	Balcony(s)		PAD Rental:			
Type of Roof:	Tar & Gravel		Fixtures Leased:	No		
Floor Finish:	Laminate,Mixed		Fixtures Rmvd:	No		
View:	Yes : Mountain					
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas,Sa PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer	Nearby,Recreation Nearby,Shop /DW	TOGETHER WITH AN INTERE	ST IN THE COMMON PRO	OPERTY IN	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas,Sa PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty	91 LD 36. GROUP 1, & DL 470, htre,In Suite Laundry Nearby,Recreation Nearby,Shop /DW y	TOGETHER WITH AN INTERE			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas,Sa PL BCS879 LT 55 DL 19 Bike Room,Exercise Cerr Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty	01 LD 36. GROUP 1, & DL 470, htre,In Suite Laundry Nearby,Recreation Nearby,Shop /DW y Dimensions	TOGETHER WITH AN INTERE	ST IN THE COMMON PRO	DPERTY IN Dimensions	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas,S PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty <b>Type</b> Living Room Dining Room	01 LD 36. GROUP 1, & DL 470, htre,In Suite Laundry Nearby,Recreation Nearby,Shop /DW y Dimensions 14' x 13' 14' x 7'9	TOGETHER WITH AN INTERE			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas,Si PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty <b>Type</b> Living Room Dining Room Kitchen	91 LD 36. GROUP 1, & DL 470, httre,In Suite Laundry Nearby,Recreation Nearby,Shop /DW y Dimensions 14' x 13' 14' x 7'9 12'6 x 8'	TOGETHER WITH AN INTERE			
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main):	Electricity,Natural Gas,Si PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty <b>Type</b> Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Other 878 sqft 0 sqft	D1 LD 36. GROUP 1, & DL 470,         htre,In Suite Laundry         Nearby,Recreation Nearby,Shop         /DW         y         Dimensions         14' × 13'         14' × 7'9         12'6 × 8'         12'5 × 11'         11'4 × 8'7         10' × 7'         # Of Rooms:         # Of Kitchens:	TOGETHER WITH AN INTERES opping Nearby Floor 6 1	Type Bathroom Floor #	Dimensions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas,Si PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Other 878 sqft 0 sqft 0 sqft	D1 LD 36. GROUP 1, & DL 470,         htre,In Suite Laundry         Nearby,Recreation Nearby,Shop         /DW         y         Dimensions         14' x 13'         14' x 7'9         12'6 x 8'         12'5 x 11'         11'4 x 8'7         10' x 7'         # Of Rooms:         # Of Kitchens:         # Of Levels:	Floor 6 1 1	Type Bathroom Floor #	Dimensions	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Services Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gas,Si PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Other 878 sqft 0 sqft 0 sqft 0 sqft 0 sqft	bit LD 36. GROUP 1, & DL 470,         ntre,In Suite Laundry         Nearby,Recreation Nearby,Shop         /DW         y         Dimensions         14' x 13'         14' x 7'9         12'6 x 8'         12'5 x 11'         11'4 x 8'7         10' x 7'         # Of Rooms:         # Of Kitchens:         # Of Levels:         Suite:	TOGETHER WITH AN INTERES opping Nearby Floor 6 1 1 None	Type Bathroom Floor #	Dimensions	
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Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas,Si PL BCS879 LT 55 DL 19 Bike Room,Exercise Cer Central Location,Marina ClthWsh/Dryr/Frdg/Stve/ Pets Allowed w/Rest. RE/MAX Treeland Realty Type Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Other 878 sqft 0 sqft 0 sqft 0 sqft 878 sqft	P1 LD 36. GROUP 1, & DL 470,         htre,In Suite Laundry         Nearby,Recreation Nearby,Shop         /DW         y         Dimensions         14' x 13'         14' x 7'9         12'6 x 8'         12'5 x 11'         11'4 x 8'7         10' x 7'         # Of Rooms:         # Of Kitchens:         # Of Levels:         Suite:         Crawl/Bsmt Height:         Basement:	TOGETHER WITH AN INTERES opping Nearby Floor 6 1 1 None	Type Bathroom Floor # Main 4	Dimensions	

This renovated Sinclair condo is ideal for enjoying Rocky Point's summer! With updated granite counters, stainless steel appliances, and new hardwood floors, it's modern living at its finest. The master bedroom is spacious, and the second room can serve as a TV room, guest room, or den. It boasts amenities like a gym and party room, with a locker and parking stall, including EV charging available for hook up in stall for \$3800. Plus, one pet is allowed. Situated near Newport Village and Suterbrook, it offers convenience in a walkable neighborhood.

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