

Depth/Size (ft):	Strata	Bedrooms:	2	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	1	Age:	41
Lot Area:		Full Baths:	1	Zoning:	RM-45
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,799.33
Rear Yard Exp:		Maint. Fee:	407.00	For Tax Year:	2023
View:	No			P.I.D.:	000-516-970

Style of Home:	Ground Level Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:	Completely	Units in Dev:	- Total Units in Strata: 100
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Hot Water	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:	Top Vision Realty - 604-498-0070
Complex / Subdiv:	Lincoln's Hill
Services Connected:	Electricity
Legal:	STRATA LOT 8, PLAN NWS2056, SECTION 20, RANGE 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Shared Laundry,Wheelchair Access
Site Influences:	Central Location,Cul-de-Sac,Paved Road,Recreation Nearby,Shopping Nearby,Treed
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Titus Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'1 x 12'2			
Main	Dining Room	10'6 x 9'3			
Main	Kitchen	10'7 x 8'11			
Main	Foyer	7'6 x 4'2			
Main	Primary Bedroom	14'11 x 10'9			
Main	Bedroom	12'11 x 10'1			
Main	Patio	12'1 x 6'8			

Finished Floor (Main):	963 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	963 sqft	Basement:	Separate Entry			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	963 sqft	# Of Pets:	2 - Cats: No, Dogs: No			

LINCOLN'S HILL. It's a RENOVATED 2 bedroom, 1 bathroom GROUND LEVEL unit. SOUTH/WEST facing covered patio. COMPLETELY REMODELED, (except for the tub and surround). NEW KITCHEN and BATHROOM CABINETS and new COUNTERTOPS, new baseboards and door casings. FRESH PAINT throughout with new laminate FLOORING and some new fixtures. Some of the complex renovations include a new roof with freshly painted lobby and corridors. The heat, and hot water of this unit are included in the maintenance fee. Conveniently located within walking distance (Walk Score of 83) to Guilford Recreation Center, Surrey Public Library, Guildford Town Center, and Holly Elementary, Save on Foods, T&T, Theater, Restaurants, the bus loop and Hwy 1. Secure gated underground parking, WALKSCORE (83)