



Presented by:

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WestCoast Realty
You've found a home

Sold
R2580122
Board: F
Townhouse

63 15340 GUILDFORD DRIVE

North Surrey
Guildford
V3R 0C9

Residential Attached

\$788,000 (LP)

\$810,000 (SP) **M**



List Date: **5/11/2021** Frontage (feet): Original Price: **\$788,000**
 Days on Market: **6** Frontage (metres): Approx. Year Built: **2016**
 Sold Date: **5/17/2021** Bedrooms: **4** Age: **5**
 Meas. Type: Bathrooms: **4** Zoning: **STRATA**
 Depth / Size (ft.): Maint. Fee: **\$268.96** Gross Taxes: **\$2,473.55**
 Lot Area (sq.ft.): **0.00** Council Apprv?: **No** For Tax Year: **2020**
 Flood Plain: **No** Exposure: **North** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **029-811-627**
 Mgmt. Co's Name: **Peninsula Strata Mgmt** Tour:
 Mgmt. Co's Phone: **604-385-2242**
 View: **No**
 Complex / Subdiv: **Guildford the Great**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Construction: **Frame - Wood** Parking: **Garage; Double, Visitor Parking**
 Exterior: **Fibre Cement Board, Mixed** Locker: **N**
 Foundation: **Concrete Perimeter** Dist. to Public Transit:
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **105** Dist. to School Bus:
 Renovations: R.I. Fireplaces: **0** Title to Land: **Freehold Strata** Total Units in Strata: **105**
 Water Supply: **City/Municipal** # of Fireplaces: **0** Property Disc.: **Yes**
 Fireplace Fuel: Fixtures Leased: **No**
 Fuel/Heating: **Electric** Fixtures Rmvd: **No**
 Outdoor Area: **Fenced Yard, Patio(s)** Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 63, BLOCK 5N, PLAN EPS2684, SECTION 21, RANGE 1W, 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 V**
 Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 13'			x			x
Main	Kitchen	13' x 8'			x			x
Main	Dining Room	13'7 x 9'8			x			x
Above	Master Bedroom	12' x 11'2			x			x
Above	Bedroom	8'6 x 7'10			x			x
Above	Bedroom	8'6 x 7'10			x			x
Below	Bedroom	11' x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	630	# of Rooms: 7	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	615	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below):	266	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Above	3	Yes	Pool:
Finished Floor (Total):	1,511 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total:	1,511 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **TRG The Residential Group Realty**

GORGEOUS 4 bedroom/4 bathroom townhome with 2 car side by side garage! Perfect for families or for someone who works from home, centrally located in Guildford walking distance to all amenities; Guildford Shopping Mall, Guildford Rec Center, public library, restaurants, professional services, and CLOSE to Highway 1, plus it is in a GREAT location within the complex with plenty of visitor parking! OPEN functional layout with TONS of natural light, SPACIOUS sunken living room with HIGH ceilings, kitchen with s/s appliances with large quartz countertop island, main floor has its own powder room. 4th bedroom with its own bathroom can be used as a home office or flex room. No rental restrictions and QUICK POSSESSION available.