



NEIGHBORHOOD HIGHLIGHTS

Elementary School

Hjorth Road Elementary

High School

Guildford Park Secondary

303-10468 148 STREET

1 BED, 1 BATH, 734 SQ. FT.

Perfectly situated in the complex - this spacious top floor one bedroom and den home faces the quiet courtyard side. At 734 sf and with a large patio, this home offers all the space you could hope for. Guildford Town Centre, Guildford Recreation Centre and ready transit are all within an easy walk. Rentals are fully allowed - move in or rent it out, the choice is yours! 2 pets allowed.

WALK SCORE: 73

TRANSIT SCORE: 61

\$315,000

Keith Roy, PREC*

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Sarah Hopkins

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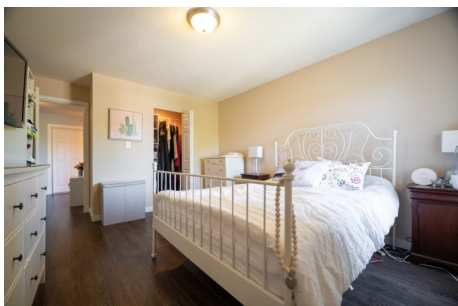
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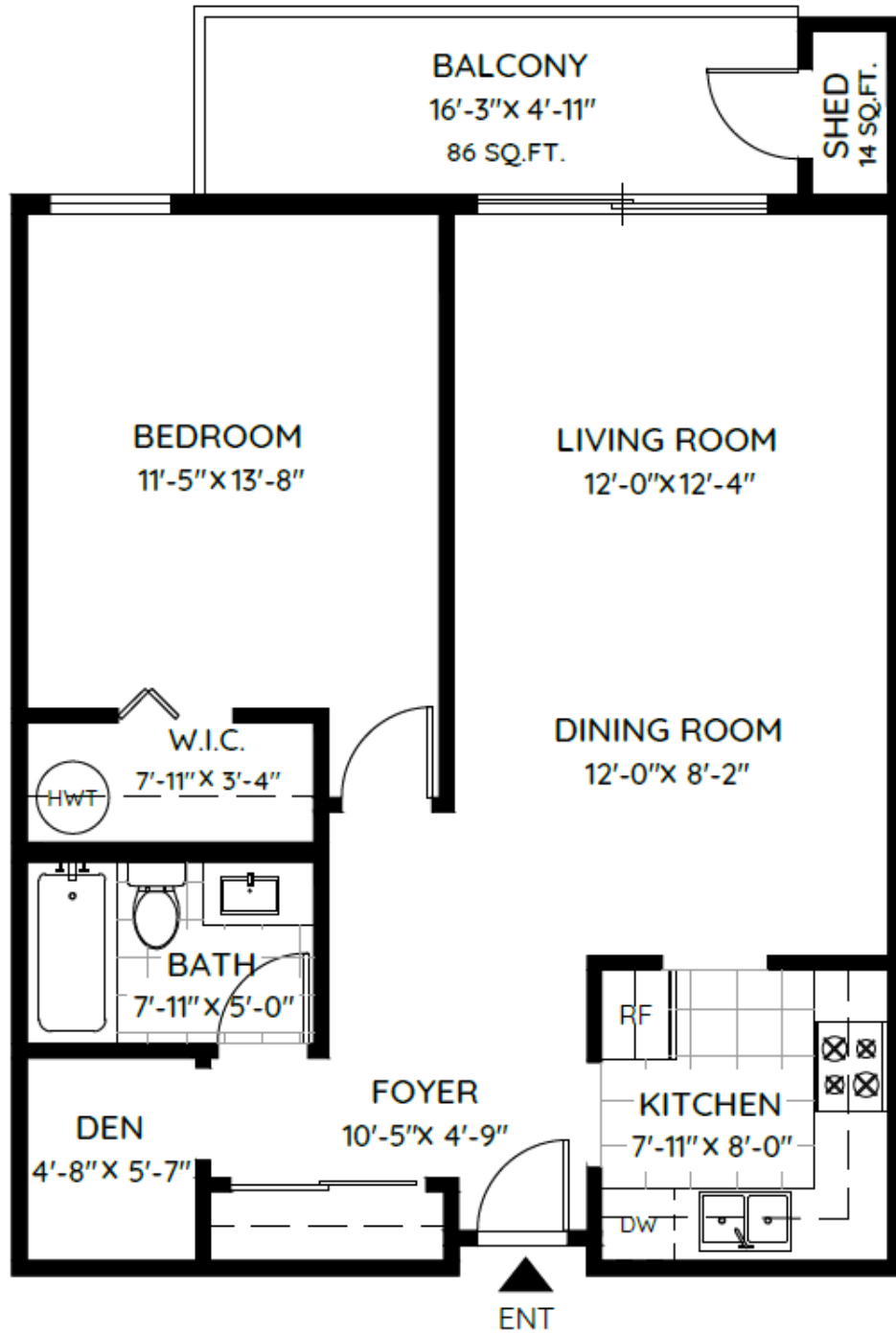
*Personal Real Estate Corporation

303-10468 148 STREET

View additional photos & 3D Tour at www.KeithRoy.com



LIVING AREA	734 SQ.FT.
BALCONY	100 SQ.FT.
CEILING HEIGHT	8'-0"



0 ft 3 ft 5 ft



The floor plan and the measurements are approximate and are to be used for advertising usage only. Not suitable for architectural or construction. EGO Insured.



Presented by:
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Active **303 10468 148 STREET** Residential Attached
R2488799 North Surrey **\$315,000 (LP)**
 Board: F Guildford **(SP) M**
 Apartment/Condo V3R 8T1



Sold Date: Frontage (feet): Original Price: **\$315,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1984**
 Depth / Size (ft.): Bedrooms: **1** Age: **36**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **MR**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,297.50**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$325.37** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-505-921**
 Mgmt. Co's Name: **TEAMWORK PROPERTY MGMT** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-854-1734**
 View: **:**
 Complex / Subdiv: **GUILDFORD GREENE**
 Services Connected: **Community, Electricity, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Inside Unit** Total Parking: **1** Covered Parking: **1** Parking Access:
 Construction: **Frame - Wood** Parking: **Garage; Underground** Locker: **N**
 Exterior: **Mixed** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
 Foundation: **Concrete Perimeter** Reno. Year: **2009** Units in Development: **72** Total Units in Strata: **72**
 Rain Screen: **Full** R.I. Plumbing: Metered Water: Property Disc.: **Yes**
 Renovations: **Partly** R.I. Fireplaces: # of Fireplaces: **0** Fixtures Leased: **No**
 Water Supply: **City/Municipal** Title to Land: **Freehold Strata** Fixtures Rmvd: **No**
 Fireplace Fuel: **None** Property Disc.: **Yes** Floor Finish: **Laminate, Mixed**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 77, PLAN NWS2254, 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 OR V, AS APPROPRIATE**
 Amenities: **Shared Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Dishwasher, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'5 x 4'9			x			x
Main	Kitchen	7'11 x 8'0			x			x
Main	Dining Room	12'0 x 8'2			x			x
Main	Living Room	12'0 x 12'4			x			x
Main	Bedroom	11'5 x 13'8			x			x
Main	Den	4'8 x 5'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 734	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 734 sq. ft.	# or % of Rentals Allowed: 100			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 734 sq. ft.	Basement: None			7				
				8				

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