



**RAMIREZ** REAL ESTATE

# LOCATION, LOCATION, LOCATION!

307-295 GUILDFORD WAY | PORT MOODY | V3H 5N3



**2 BEDROOMS**

**2 BATHROOMS**

**968 SQ. FT.**

**CENTRAL LOCATION, PARKS**

## DESCRIPTION

This immaculate 2 bedroom, 2 bathroom unit is just steps away from Newport Village, Rocky Point Park, shopping, recreation, restaurants, transit (Skytrain), hospital, library and much more. The open floor plan of this home is perfect for entertaining including a spacious kitchen with breakfast bar, dining area & large living room with great connection to the covered balcony overlooking the quiet & meticulously landscaped courtyard. Updates include newer carpets (in the bedrooms), fresh paint and laminate flooring throughout. The building is well maintained and has a nicely equipped gym. BONUS: 2 parking stalls & storage locker.

## SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	2007
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	TRANSIT, SHOPPING



**KW ELITE REALTY**  
KELLER WILLIAMS

**JULIE RAMIREZ** | PREC\* | 778.385.3875 | [INFO@RAMIREZREALESTATE.CA](mailto:INFO@RAMIREZREALESTATE.CA)

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Presented by:  
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**Active**  
**R2606373**  
 Board: V  
 Apartment/Condo

### 307 295 GUILDFORD WAY

Port Moody  
 North Shore Pt Moody  
 V3H 5N3

Residential Attached

**\$688,800** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$688,800</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>14</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MULTI</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,408.29</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2020</b>
Flood Plain:	P.I.D.: <b>026-940-825</b>	Tax Inc. Utilities?:
View:		Tour:
Complex / Subdiv: <b>The Bentley</b>		
Services Connctd: <b>Electricity, Storm Sewer, Water</b>		

Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Slab**

Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Electric**  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **1 Block** Dist. to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **STRATA LOT 16, PLAN BCS2176, DISTRICT LOT 470, GROUP 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: **Bike Room, Elevator, Exercise Centre, Storage**

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

Finished Floor (Main): <b>968</b>	Units in Development: <b>137</b>	Tot Units in Strata: <b>137</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building:	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>Crossroads Management</b>	Mgmt. Co's #:	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$317.30</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Recreation Facility, Snow removal</b>		
Finished Floor (Total): <b>968 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>968 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		
Suite:	Restricted Age:	# of Pets:	Cats: Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?:		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>7</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	9' x 10'			x	1	Main	4	No
Main	Living Room	15' x 12'6"			x	2	Main	4	Yes
Main	Dining Room	12' x 8'			x	3			
Main	Master Bedroom	11'6" x 11'			x	4			
Main	Bedroom	9'10" x 9'			x	5			
Main	Foyer	9' x 4'5"			x	6			
Main	Laundry	4' x 3'6"			x	7			
		x			x	8			

Listing Broker(s): **Keller Williams Elite Realty**

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