

Port Moody, North Shore Pt Moody  
**305 - 235 Guildford Way, V3H 5L8**

MLS# R2283826  
**\$699,900**

Residential Attached  
**Active**



Complex/Subdiv: **The Sinclair**  
 Frontage: **0.00** Bedrooms: **2** PID: **025-974-645**  
 Depth/Size: Bathrooms: **2** Approx Yr Blt: **2004**  
 Lot Area SqFt: **0** Half Baths: **0**  
 Exposure: **North** Full Baths: **2**  
 Taxes: **\$2,037 (2017)**  
 Type: **Apartment Unit**  
 View: **Yes**

Style of Home:	<b>Corner Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground,Visitor Parking</b>		
Exterior:	<b>Concrete,Glass</b>				
Rainscreen:		Dist to Public Trans:	<b>Close</b>	Dist to School Bus:	<b>Close</b>
Type of Roof:	<b>Metal,Torch-On</b>	Possession:			
Reno Year:	<b>2016</b>	Title to Land:	<b>Freehold Strata</b>		
Flooring:	<b>Laminate</b>	Rear Exposure:			
Water Supply:	<b>City/Municipal</b>				
Heat/Fuel:	<b>Baseboard,Electric,Natural Gas</b>				
No. of Fireplaces:	<b>1</b>	Property Disclosure:	<b>Y</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Outdoor Area:	<b>Balcony(s)</b>		
Locker:	<b>Yes</b>	Units in Development:	<b>133</b>	Total Units in Strata:	<b>137</b>
Mngmt Co:	<b>First Service Residential</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-683-8900</b>	Maint Fee:	<b>\$376.94</b>		

Maint Charge Incl: **Garbage Pickup,Gas,Management,Sewer,Snow removal,Water**  
 Legal: **PL BCS879 LT 14 DL 191 LD 36. GROUP 1, & DL 470, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY**  
 Amenities: **Elevator,Exercise Centre,In Suite Laundry,Storage**  
 Site Influences: **Central Location,Marina Nearby,Private Setting,Recreation Nearby,Shopping Nearby**  
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 9'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Living Room	14' x 13'			x			x
Main	Master Bedroom	15' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Total Floor Area:	<b>1,077 sqft</b>	Bathrooms	
Total # Rooms:	<b>5</b>	1	4 Piece; Ensuite: Y; Level: Main
Finished Levels:	<b>1</b>	2	4 Piece; Ensuite: N; Level: Main
Basement:	<b>None</b>	3	
Restricted Age:		4	
# Pets / Cats; Dogs:	<b>1 / Cats: Yes; Dogs: Yes</b>	5	
Virtual Tour URL:	<b>https://www.pixilink.com/tours7/15591</b>	6	
		7	
		8	

SINCLAIR by BOSA in the heart of Whistler inspired Newport Village! This Corner/Bright 2 bed/2 bath home is beautifully renovated featuring new brushed oak flooring, quartz countertops in kitchen & baths & new Stainless Steel appliances. The two bedrooms are situated on opposite sides of the home giving total privacy to each, large Master bedroom easily fitting king size bedroom set, the LARGE fully covered deck with mountain views is perfect for summer time chilling. Floor to ceiling windows and amazing natural light, cozy corner fireplace for those cooler evening. Steps away to Evergreen line shopping, restaurants & a short walk to Rocky point and the new brewery District. Open House, July 1st Sunday 2:00-4pm.

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

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*POMO Beauty!*

**305 - 235 Guildford Way, Port Moody**  
 2 beds, 2 baths - Corner Home



**Katayoon Webb PREC**

For The Art Of Real Estate  
 RE/MAX Crest Realty

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 604.315.8715



Lifestyle Magazine Worthy!

305 - 235 Guildford Way, Port Moody  
2 beds, 2 baths - 1100 SQFT Corner Home



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**Price:** \$699,900  
**Type:** Apartment  
**Beds:** 2  
**Baths:** 2  
**Built:** 2004  
**Size:** 1,077 sqft  
**Mnt Fee:** \$377  
**Taxes:** \$2,037 (2017)

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