



Presented by:  
**Katayoon Webb PREC\***

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**Active**  
**R2283826**  
Board: V  
Apartment/Condo

**305 235 GUILDFORD WAY**

Port Moody  
North Shore Pt Moody  
V3H 5L8

Residential Attached

**\$699,900** (LP)   
(SP)



Sold Date: Frontage (feet): Original Price: **\$699,900**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2004**  
 Depth / Size (ft.): Bedrooms: **2** Age: **14**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,037.16**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**  
 Exposure: **North** Maint. Fee: **\$376.94** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **025-974-645**  
 Mgmt. Co's Name: **First Service Residential** Tour: **Virtual Tour URL**  
 Mgmt. Co's Phone: **604-683-8900**  
 View: **Yes: Newport Village and Mountains.**  
 Complex / Subdiv: **The Sinclair**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: **Completely**  
 Water Supply: **City/Municipal**  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Metal, Torch-On**

Reno. Year: **2016**  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Underground, Visitor Parking**  
 Locker: **Y**  
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
 Units in Development: **133** Total Units in Strata: **137**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **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 IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage**

Site Influences: **Central Location, Marina Nearby, Private Setting, Recreation Nearby, Shopping Nearby**  
 Features: **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

Finished Floor (Main):	<b>1,077</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>1</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,077 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Grand Total:	<b>1,077 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty**

**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.**