



Presented by:  
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**Active**  
**R2991074**  
Board: F  
Apartment/Condo

**301 10088 148 STREET**

North Surrey  
Guildford  
V3R 3M9

Residential Attached

**\$599,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$599,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>2007</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>18</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>CD</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,498.39</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>027-050-955</b>	For Tax Year: <b>2024</b>
Flood Plain:		Tax Inc. Utilities?: <b>No</b>
View: <b>:</b>		Tour:
Complex / Subdiv: <b>Bloomsbury Court</b>		
First Nation:		
Services Connctd: <b>Community, Electricity, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Corner Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Baseboard, Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Asphalt**

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

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

Legal: **STRATA LOT 381, BLOCK 5N, PLAN LMS921, SECTION 29, 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 1**

Amenities: **Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Outdoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)**

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

Finished Floor (Main): <b>1,190</b>	Units in Development: <b>424</b>	Tot Units in Strata:	Locker: <b>No</b>
Finished Floor (Above): <b>0</b>	Exposure:	Storeys in Building: <b>4</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>First Service Residential</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$852.75</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,190 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,190 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed, Smoking Restrictions</b>		

Suite: <b>None</b>	Restricted Age:	# of Pets:	Cats:	Dogs:
Basement: <b>None</b>	# or % of Rentals Allowed:			
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: <b>No</b>			
# of Kitchens: <b>1</b>	Short Term Lse-Details:			
# of Levels: <b>1</b>				
# of Rooms: <b>8</b>				

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	15'2 x 13'6			x	1	Main	3	Yes
Main	Dining Room	9'8 x 13'6			x	2	Main	3	No
Main	Kitchen	14'5 x 9'1			x	3			
Main	Foyer	12'4 x 3'6			x	4			
Main	Primary Bedroom	18'0 x 9'10			x	5			
Main	Walk-In Closet	5'7 x 5'4			x	6			
Main	Bedroom	8'6 x 10'8			x	7			
Main	Bedroom	9'1 x 15'6			x	8			

Listing Broker(s): **Top Vision Realty Inc.**

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**Bloomsbury Court in Guildford! This rare 3 Bedrooms, 2 Bathrooms unit offers a very comfortable living space, with open kitchen. The large primary bedroom with an ensuite and a spacious walk-in closet. Laminate flooring in all rooms. Residents enjoy exclusive access to pool, gym, sauna, tennis courts, hot tub/spa, and a large party room. Located near Guildford Mall and T & T Supermarket, with easy access to transportation. Just minutes from Green Timbers Urban Forest Park, restaurants and schools. Don't miss this opportunity for modern living! Schedule your viewing today.**