



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
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**Active**  
**R3082894**  
Board: F  
Apartment/Condo

**307 9942 151 STREET**

North Surrey  
Guildford  
V3R 0V4

Residential Attached

**\$515,000** (LP)

(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$539,900</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1993</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>33</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>MF</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,274.58</b>
Sq. Footage: <b>0.00</b>	P.I.D.: <b>018-328-172</b>	For Tax Year: <b>2025</b>
Flood Plain:	View: <b>No</b>	Tax Inc. Utilities?: <b>No</b>
Complex / Subdiv: <b>WESTCHESTER PLACE</b>	Services Connctd: <b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	Tour:
First Nation:	Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>

Style of Home: **Inside Unit**  
Construction: **Frame - Wood**  
Exterior: **Other, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Dist. to Public Transit: **half a block** Dist. to School Bus:  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish:

Legal: **STRATA LOT 148, PLAN LMS739, SECTION 32, 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**

Amenities: **Club House, Elevator, In Suite Laundry**

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

Finished Floor (Main):	<b>1,026</b>
Finished Floor (Above):	<b>0</b>
Finished Floor (AbvMain2):	<b>0</b>
Finished Floor (Below):	<b>0</b>
Finished Floor (Basement):	<b>0</b>
Finished Floor (Total):	<b>1,026 sq. ft.</b>
Unfinished Floor:	<b>0</b>
Grand Total:	<b>1,026 sq. ft.</b>

Units in Development:  
Exposure:  
Mgmt. Co's Name: **Dwell Property Management**  
Maint Fee: **\$481.02**  
Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Snow removal, Geothermal**

Tot Units in Strata: Locker: **Yes**  
Storeys in Building: **3**  
Mgmt. Co's #: **604-821-2999**  
Council/Park Apprv?: **Yes**

Suite: **None**  
Basement: **None**  
Crawl/Bsmt. Ht: # of Levels: **1**  
# of Kitchens: **1** # of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**  
# or % of Rentals Allowed:  
Short Term (<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	9'1 x 11'7			x	1	Main	3	Yes
Main	Living Room	14' x 13'1			x	2	Main	3	No
Main	Kitchen	8'2 x 9'			x	3			No
Main	Nook	8'2 x 7'5			x	4			No
Main	Primary Bedroom	13'7 x 11'1			x	5			No
Main	Bedroom	10'10 x 8'8			x	6			No
Main	Laundry	4'10 x 5'3			x	7			No
Main	Foyer	8'1 x 3'10			x	8			No

Listing Broker(s): **Stonehaus Realty Corp.**

**Welcome to this top-floor, south-facing home offering 2 bedrooms, 2 bathrooms, and 1,026 sq ft of well-designed living space. Enjoy the convenience of two parking stalls, a storage locker, and in-suite laundry. Ideally located just off 152nd Street—close enough for easy access, yet tucked away from the noise. Walk to T&T Market, Guildford Mall, and a variety of shops and amenities. Transit is just half a block away, making commuting a breeze.**