



Presented by:
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Closed
R3114459
Board: V
Apartment/Condo

135 3098 GUILDFORD WAY

Coquitlam
North Coquitlam
V3B 7W8

Residential Attached

\$748,000 (LP)

\$734,000 (SP)



Sold Date: 5/19/2026	If new, GST/HST inc?:	Original Price: \$748,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1997
Frontage(feet):	Bathrooms: 2	Age: 29
Frontage(metres):	Full Baths: 2	Zoning: RM-6
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,527.15
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 023-840-285	Tax Inc. Utilities?: No
View: Yes : COURTYARD & WATER FOUNTAIN		Tour: Virtual Tour URL
Complex / Subdiv: MARLBOROUGH HOUSE		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Natural Gas, Radiant**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **CLOSE WALK** Dist. to School Bus: **CLOSE WALK**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed, Carpet**

Legal: **PL LMS2134 LT 164 LD 36 SEC 11 TWP 39 STRATA LOT AS SHOW ON FORM 1 OR V**

Amenities: **Bike Room, Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Workshop Attached**

Site Influences: **Adult Oriented, Central Location, Recreation Nearby, Retirement Community, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener**

Finished Floor (Main): 1,208			Units in Development: 194			Tot Units in Strata: 194			Locker: Yes		
Finished Floor (Above): 0			Exposure: North			Storeys in Building: 4					
Finished Floor (AbvMain2): 0			Mgmt. Co's Name: TRIBE			Mgmt. Co's #: 604-343-2601					
Finished Floor (Below): 0			Maint Fee: \$804.12			Council/Park Apprv?: No					
Finished Floor (Basement): 0			Maint Fee Includes: Caretaker, Garbage Pickup, Gas, Heat, Hot Water, Management, Recreation Facility, Snow removal								
Finished Floor (Total): 1,208 sq. ft.											
Unfinished Floor: 0											
Grand Total: 1,208 sq. ft.			Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allwd w/Restrctns								
Suite: None			Restricted Age: 55+			# of Pets: 1			Cats: Yes Dogs: Yes		
Basement: None			# or % of Rentals Allowed: 100 %								
Crawl/Bsmt. Ht:			Short Term(<1yr)Rnt/Lse Alwd?: No								
# of Kitchens: 1			Short Term Lse-Details: NO SHORT TERM								
# of Levels: 1											
# of Rooms: 8											
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?		
Main	Foyer	6'8 x 4'5			x	1	Main	5	Yes		
Main	Laundry	6'1 x 5'8			x	2	Main	3	No		
Main	Living Room	15'7 x 13'7			x	3					
Main	Dining Room	11'1 x 8'0			x	4					
Main	Kitchen	12'3 x 9'4			x	5					
Main	Den	11'0 x 10'7			x	6					
Main	Primary Bedroom	23'7 x 11'2			x	7					
Main	Bedroom	11'4 x 8'			x	8					

Listing Broker(s): **Royal LePage West Real Estate Services**

Bright ground floor corner home at Marlborough House. Thoughtfully designed 2-bedroom, 2-bath with 9ft ceilings and cozy fireplace. Primary suite features a walk-in closet and a full 5 pc ensuite. Kitchen overlooks the courtyard and fountain and opens to the den that leads out to your own private patio, complete with a separate entry for a true "home-like" feel. This well-managed, secure building offers full-time caretakers and exceptional resort-style amenities, including an indoor pool, hot tub, guest suite, workshop, and social lounge with a vibrant calendar of community activities. 2 parking stalls and a storage locker. Steps to Lafarge Lake, Coquitlam Centre, dining, shopping and transit. Adult 55+ living at its finest —comfort, community, & convenience.