

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	RM2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,168.51
Rear Yard Exp:		Maint. Fee:	548.77	For Tax Year:	2023
View:	Yes			P.I.D.:	023-152-541

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	118 - Total Units in Strata: 118
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Courtyard & Greenery
Mgmt. Company:	Dwell Property Managment - 604-821-2999
Complex / Subdiv:	BAYBERRY LANE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 5 DISTRICT LOT 37 GROUP 2 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2074 TOGETHER WITH AN I
Amenities:	Bike Room,Club House,Elevator,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire,Storage Shed
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'1 x 15'3	Main	Foyer	5'9 x 5'2
Main	Dining Room	12'4 x 10'6	Main	Patio	16'2 x 12'1
Main	Kitchen	13' x 9'8	Main	Patio	24'6 x 16'4
Main	Primary Bedroom	14'11 x 11'			
Main	Walk-In Closet	8'5 x 6'			
Main	Bedroom	12' x 9'10			
Main	Laundry	10'3 x 6'2			

Finished Floor (Main):	1,265 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,265 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,265 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

This 1,265 Sq Ft FABULOUS 2 bdrm NW raised first floor CORNER condo features an IMPRESSIVE 517 Sq Ft PRIVATE & FENCED GARDEN PATIO that gives it a Townhome feel. Take in the PEACEFUL COURTYARD FOUNTAIN, let your kids/pet play, enjoy gardening, BBQ yr-round, & entertain on your PATIO OASIS! SPACIOUS open-concept kitchen featuring loads of cabinet & work space; open to the dining area flooded with AMPLE NATURAL LIGHT with lg windows! All newer appliances. SPACIOUS BDRMS on either side of the home. Generously sized living room with gas FP (incl in SF). Full-sized laundry room, a dedicated storage locker + patio storage. Xtra pkg available to rent \$25/mo. WELL-MANAGED STRATA! Unbeatable proximity to shopping, transit, parks, walking trails, & Kwantlen University.