

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

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

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

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

OPEN HOUSE SAT APR 27TH 1-3PM 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.