

<b>Depth/Size (ft):</b>	0.0	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1982
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	42
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM3
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,360.77
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	440.43	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	001-807-811

<b>Style of Home:</b>	End Unit,Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 1
<b>Construction:</b>	Log	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel: None	<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>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	BARCLAY WOODS
<b>Services Connected:</b>	Electricity,Natural Gas,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 249, PLAN NWS1459, DISTRICT LOT 2, GROUP 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
<b>Amenities:</b>	Elevator,Exercise Centre,Garden,Sauna/Steam Room,Shared Laundry
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	Dishwasher,Refrigerator,Stove
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	TRG The Residential Group Realty, TRG The Residential Group Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 11'9			
Main	Bedroom	11'5 x 10'1			
Main	Primary Bedroom	11'6 x 13'8			
Main	Foyer	8'5 x 3'9			
Main	Dining Room	12'7 x 8'9			
Main	Kitchen	7'8 x 7'1			

<b>Finished Floor (Main):</b>	820 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	820 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Part			
<b>Grand Total:</b>	820 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>				

Welcome to Barclay Woods, centrally located, steps to Lougheed Shopping and Lougheed Town Centre Skytrain Stop. Featuring 820 sq ft with a very functional floor plan. Two spacious bedrooms, one bath and an updated kitchen make this space perfect for entertaining. Great amenities including a gym & outdoor playground. No rental restrictions paired with a perfect location make this unit a fantastic investment opportunity. Please call to book your private showing