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|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | | Bedrooms: | 2 | Approx. Year Built: | 1994 |
| Frontage (ft): | | Bathrooms: | 2 | Age: | 30 |
| Lot Area: | | Full Baths: | 2 | Zoning: | MR45 |
| Flood Plain: | No | Half Baths: | 0 | Gross Taxes: | \$2,046.83 |
| Rear Yard Exp: | | Maint. Fee: | 470.76 | For Tax Year: | 2023 |
| View: | Yes | | | P.I.D.: | 018-768-261 |

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|-------------------------|-------------------------|-------------------------|-------------------------------------|
| Style of Home: | Upper Unit | Parking: | Total: 1 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Stucco | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Underground,Visitor Parking |
| Rain Screen: | | Locker: | Yes |
| Renovations: | | Units in Dev: | |
| # of Fireplaces: | 1 - Fuel: Gas - Natural | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Hot Water,Radiant | Property Disc: | Yes |
| Outdoor Area: | Balcony(s) | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | Laminate,Tile | Fixtures Rmvd: | No |

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| View: | Yes : Private Greenspace |
| Mgmt. Company: | CrossRoads Management Ltd. - 778-578-4445 |
| Complex / Subdiv: | Strawberry Hill Estates II |
| Services Connected: | Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water |
| Legal: | STRATA LOT 43, PLAN LMS1422, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT |
| Amenities: | Elevator,In Suite Laundry,Recreation Center,Storage,Wheelchair Access |
| Site Influences: | Central Location,Recreation Nearby,Shopping Nearby |
| Features: | ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Garage Door Opener,Intercom,Pantry,Smoke Alarm,Sprinkler - Fire,Storage Shed,Windows - Thermo |
| Bylaw Restrict: | Pets Allowed w/Rest.,Rentals Allowed |
| Listing Broker(s): | Sutton Premier Realty |

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|--------------|-------|-------|------------|
| Main | Living Room | 12'9 x 15'9 | Main | Foyer | 4'1 x 4'4 |
| Main | Dining Room | 12' x 8'11 | | | |
| Main | Kitchen | 9'3 x 5'11 | | | |
| Main | Eating Area | 12'8 x 8'5 | | | |
| Main | Primary Bedroom | 11'10 x 13'9 | | | |
| Main | Bedroom | 10'2 x 9'2 | | | |
| Main | Laundry | 10'5 x 5'4 | | | |

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|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 1,085 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 0 sqft | # Of Kitchens: | 1 | Main | 4 | No |
| Finished Floor (Below): | 0 sqft | # Of Levels: | 1 | Main | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | | | |
| Finished Floor (Total): | 1,085 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,085 sqft | # Of Pets: | 1 - Cats: Yes, Dogs: Yes | | | |

Strawberry Hill Estates II in West Newton. This lovely 2 bedroom/2 bathroom home boasts "King Size" primary bedroom complete with "His & Hers" closets and en suite with oversized shower. Kitchen has large pantry, convenient pass through window and massive eating area. Other features include large utility room providing lots of in suite storage, laminate flooring, handy storage locker plus a big South West facing balcony overlooking private greenspace perfect for relaxing in the late day sun. Cozy in-floor radiant heat and natural gas for the fireplace are included in the maintenance fee. Secure under ground parking and plenty of Guest Parking. Conveniently located close to Strawberry Hill Shopping Center & movie theatre, recreation, restaurants, schools, parks and transit. Welcome Home!!!