

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RM-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,921.71
Rear Yard Exp:		Maint. Fee:	466.28	For Tax Year:	2023
View:	No			P.I.D.:	023-153-032

Style of Home:	Rancher/Bungalow,Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	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:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Dwell Property Managment - 604-821-2999
Complex / Subdiv:	Bayberry Lane
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 54, PLAN LMS2074, DISTRICT LOT 37, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
Amenities:	Club House,Elevator,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Windows - Thermo
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns,Smoking Restrictions
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'7 x 6'0			
Main	Laundry	11'7 x 6'3			
Main	Kitchen	12'11 x 10'4			
Main	Dining Room	12'9 x 7'4			
Main	Primary Bedroom	11'6 x 12'10			
Main	Living Room	13'7 x 12'6			
Main	Bedroom	9'5 x 10'9			

Finished Floor (Main):	1,080 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,080 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,080 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Don't miss out on this beautiful 2bd/2bath south facing top floor unit in the "Bayberry on the Meadows". Great floorplan with bedrooms and bathrooms on opposite sides of the main living area. Good size Primary bdrm with his/hers closet + 4pce ensuite. Huge all white kitchen & oversized utility/laundry room with extra storage. Gas f/p in lvgrm with patio door to large (13'7 x 8'9) covered sundeck. Walking distance to all amenities including parks, Kwantlen University, transit, shopping & walking trails. 1 parking spot, 1 storage locker & pet friendly.