

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1976
Frontage (ft):		Bathrooms:	1	Age:	48
Lot Area:		Full Baths:	1	Zoning:	RML
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,562.58
Rear Yard Exp:		Maint. Fee:	442.61	For Tax Year:	2023
View:	Yes			P.I.D.:	001-587-129

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Wood	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	54 - Total Units in Strata: 54
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Mountains
Mgmt. Company:	Campbell Property Management
Complex / Subdiv:	BAKERVEIW PLACE
Services Connected:	Electricity,Storm Sewer,Water
Legal:	STRATA LOT 30, PLAN NWS958, PART SE1/4, SECTION 21, TOWNSHIP 16, NEW WESTMINSTER LAND DISTRICT, TOGE
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Greenbelt,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Pathway Executives Realty Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 8'10			
Main	Kitchen	8'10 x 10'5			
Main	Dining Room	9'0 x 10'7			
Main	Living Room	12'1 x 16'9			
Main	Bedroom	9'0 x 13'5			
Main	Primary Bedroom	11'2 x 13'5			
Main	Storage	7'6 x 5'6			

Finished Floor (Main):	949 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	949 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	949 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Attention, Investors! Introducing a stunningly renovated 2-bed, 1-bath corner unit that stands as a prime investment. Recent upgrades have elevated this property, showcasing brand-new laminate flooring, a contemporary color palette, modern lighting fixtures, stylish countertops & backsplash, a freshly constructed deck, updated windows, railing, and siding. The enhancements make this property a true standout. In addition, this unit also offers added conveniences such as underground parking & a secure storage locker. In close proximity to shopping hubs, parks, restaurants, and reliable public transit, it ensures an exceptional lifestyle for its residents. Another enticing feature is the allowance for both rentals & pets. This is an opportunity you wouldn't want to miss. Act fast— Call Today!