

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

Style of Home:	Corner Unit,End Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	271
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Ascent Real Estate Management - 604-431-1800
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Storm Sewer,Water
Legal:	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
Amenities:	Elevator,Exercise Centre,Garden,Shared Laundry
Site Influences:	Central Location,Shopping Nearby
Features:	Dishwasher,Refrigerator,Stove
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

Finished Floor (Main):	820 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	0			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	820 sqft	Basement:	Part			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	820 sqft	# Of Pets:				

Welcome to Barclay Woods! Centrally located just steps from Lougheed Mall and transit, this inviting 820 sq ft condo offers a spacious and functional floor plan. With 2 generously-sized bedrooms and 1 bath, this home provides an affordable option in a highly desirable area. The kitchen has been partially updated in 2019. Enjoy the tranquility and privacy of this unit, which is not facing any other buildings, surrounded by lush greenery, and situated in a quiet community. Residents love the well-maintained amenities, including a gym and picnic area. This is a very well run & proactive strata. Comes with 1 parking & 1 storage. Call today to book your private showing or join us at our Open House! Sat July 20th 2-4pm