

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,249.62
Rear Yard Exp:		Maint. Fee:	522.26	For Tax Year:	2024
View:	No			P.I.D.:	015-398-056

Style of Home:	Carriage/Coach House,Reverse 2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	56 - Total Units in Strata: 56
# 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),Balcny(s) Patio(s) Dck(s),Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-591-6060
Complex / Subdiv:	Berkshyre Gardens
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL NW3130 LT 24 LD 36 SEC 19 TWP 2
Amenities:	Club House,Garden,In Suite Laundry
Site Influences:	Central Location,Gated Complex,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Smoke Alarm
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Coldwell Banker Marquise Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	3'9 x 4'1	Above	Family Room	14'9 x 9'10
Main	Living Room	15'11 x 13'2	Above	Primary Bedroom	16'2 x 12'2
Main	Dining Room	10'10 x 9'11			
Main	Kitchen	11'9 x 11'2			
Main	Primary Bedroom	24'3 x 10'0			
Main	Walk-In Closet	5'8 x 5'0			
Main	Bedroom	11'4 x 10'0			

Finished Floor (Main):	1,137 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	561 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,698 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,698 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Beautifully updated end unit townhome offering 3 bedrooms (with an option for a 4th) and 2 baths in Strawberry Hills Surrey. The home has been fully refreshed with new carpeting, paint, and updated kitchen cabinets, countertops, appliances, and baseboards. The main floor bathroom has also been completely renovated. The property offers plenty of outdoor space with a front deck, a back balcony, and a fully fenced yard. The home comes with a single-car garage and an additional outdoor parking spot for a total of two parking spaces and an abundance of street parking. While the unit is a second-floor walk-up, there is the option to add a lift to the back balcony stairs for easy access from the garage. Conveniently located just steps from shopping and transit, with a rapid bus to Skytrain.