

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:	2 Storey,End Unit	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			

If you're in search of a lifestyle upgrade, your quest ends here. This remarkable corner unit townhome seamlessly blends originality with practicality, offering a grand entrance and a spacious open floor plan designed to captivate from the moment you step inside. Crafted to accommodate multi-generational living, the main floor boasts two bedrooms that can easily be converted into three, while still preserving ample space for a luxurious master bedroom. The top floor features a third bedroom with an ensuite bathroom and plenty of closet space, alongside a second sitting room—a perfect retreat for parents or kids seeking some solitude. Outdoor enthusiasts will appreciate the abundance of outdoor space, including two patios and a fully fenced yard.