

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1997
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	1	<b>Age:</b>	27
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	CD-10
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,016.14
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	278.77	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	023-689-129

<b>Style of Home:</b>	2 Storey,Corner Unit	<b>Parking:</b>	Total: 3 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	No
<b>Mgmt. Company:</b>	Pacific Quorum Properties Inc.
<b>Complex / Subdiv:</b>	MAYBERRY
<b>Services Connected:</b>	Electricity,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 18, PLAN LMS2706, SECTION 36, TOWNSHIP 8, 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
<b>Amenities:</b>	In Suite Laundry
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	3'6 x 5'5	Above	Bedroom	11'11 x 10'6
Below	Storage	7'0 x 3'2			
Main	Dining Room	10'9 x 11'9			
Main	Living Room	14'4 x 8'11			
Main	Kitchen	14'4 x 7'3			
Main	Eating Area	14'4 x 5'2			
Above	Primary Bedroom	12'0 x 14'5			

<b>Finished Floor (Main):</b>	555 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	580 sqft	<b># Of Kitchens:</b>	1	Above	5	No
<b>Finished Floor (Below):</b>	50 sqft	<b># Of Levels:</b>	3			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,185 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,185 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME to this 2-bedroom end unit in Mayberry. Located in the heart of Walnut Grove, this delightful home has tons of natural light and boasts thoughtful updates throughout including laminate flooring, quartz counters, stainless steel appliances, new lighting, a beautiful tiled natural gas fireplace, and a huge deck off the eat-in kitchen. Easy walking distance to shopping, transit, library, community center and parks/trails, this is the perfect starter home. An unbeatable price, this home also has a double tandem garage plus a driveway for a small vehicle. EV charger already in the garage. Call today and make this house your new home!