

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1992
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	32
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,031.39
<b>Rear Yard Exp:</b>	South	<b>Maint. Fee:</b>	449.12	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	018-211-682

<b>Style of Home:</b>	Penthouse	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed,Stone,Vinyl	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	39 - Total Units in Strata: 39
<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,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Sundeck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	Yes

<b>View:</b>	Yes : Courtyard and garden below
<b>Mgmt. Company:</b>	Associa - 604-591-6060
<b>Complex / Subdiv:</b>	Blackberry Lane 1
<b>Services Connected:</b>	Community
<b>Legal:</b>	STRATA LOT 39 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS830 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.
<b>Amenities:</b>	Bike Room,Club House,Elevator,In Suite Laundry,Storage
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'0 x 9'0'			
Main	Dining Room	11'0' x 10'4'			
Main	Kitchen	13'6' x 9'2'			
Main	Foyer	4'7' x 3'8'			
Main	Primary Bedroom	11'1' x 18'8'			
Main	Bedroom	12'8' x 13'5'			
Main	Walk-In Closet	4'8' x 4'11'			

<b>Finished Floor (Main):</b>	1,107 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,107 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,107 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Large 2 bed, 2 bath PENTHOUSE condo in Blackberry Lane 1. 1107 square feet, top floor/PENTHOUSE w/ a wonderful oversize deck (270 square feet) & South facing courtyard views! . Great floorplan w/ separation between the generously sized bdrms (primary w/ large walk-in closet). Large open floor plan makes this a wonderful place to hang your hat! Kitchen is recently updated w/some new quartz countertops, s/s sink and some fresh paint. Cozy gas fireplace (gas included in strata fee), in-suite laundry and a separate dining room/eating area. This home comes with secured underground 1 parking and 1 storage locker. Well managed strata, close to loads of shopping, and transit.2 four legged friends are ok, 2 cats, or 2 dogs (16" to top of shoulder) or one of each.