

Depth/Size (ft):	0	Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,120.46
Rear Yard Exp:		Maint. Fee:	352.00	For Tax Year:	2023
View:	No			P.I.D.:	030-866-618

Style of Home:	3 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 183
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Rooftop Deck	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Strataco Management Ltd. - 604-294-4141
Complex / Subdiv:	BERKELEY VILLAGE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 66, PLAN EPS5606, SECTION 13, TOWNSHIP 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 V.
Amenities:	Exercise Centre,Guest Suite,Playground,Recreation Center
Site Influences:	Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Hot Tub Spa/Swirlpool,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	6'8 x 4'2	Above	Walk-In Closet	4'6 x 4'9
Main	Dining Room	12'10 x 10'7	Above	Primary Bedroom	9'6 x 11'5
Main	Living Room	17'1 x 13'2	Abv Main 2	Patio	26'2 x 21'11
Main	Kitchen	13'1 x 8'3			
Main	Office	8'6 x 7'1			
Above	Bedroom	7'6 x 13'0			
Above	Bedroom	8'6 x 8'11			

Finished Floor (Main):	634 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	634 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	81 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,449 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,449 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

BERKELEY VILLAGE! Discover this stunning 3 bed + den, 2.5 bath home featuring an expansive west-facing rooftop deck. Enjoy the open-concept main floor with a large kitchen, freestanding island with bar seating, and top-of-the-line KitchenAid stainless steel appliances. The living area offers serene views of the green amenity space. A powder room and den, perfect for a home office, complete this floor. The master bedroom boasts a luxurious ensuite with quartz countertops, a frameless glass shower, and a rain shower head. Two more bedrooms and a 4-piece bath add convenience. The incredible rooftop deck comes equipped with a TV hookup and gas BBQ outlet, ideal for entertaining. Additional features include a side-by-side double car garage. OPEN HOUSE JULY 20/21: 1PM-3PM!