

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,587.35
Rear Yard Exp:		Maint. Fee:	528.00	For Tax Year:	2024
View:	No			P.I.D.:	019-115-407

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Blackberry Lane III
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 8 DISTRICT LOT 305 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1763 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 4'7			
Main	Kitchen	10'10 x 12'5			
Main	Dining Room	10'2 x 11'8			
Main	Living Room	14' x 14'3			
Main	Walk-In Closet	5'10 x 5'10			
Main	Primary Bedroom	11'7 x 15'2			
Main	Bedroom	11'5 x 11'10			

Finished Floor (Main):	1,130 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	1,130 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,130 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	Dogs: Yes			

Welcome to this well kept & spacious, ABOVE ground floor condo in the desirable Blackberry Lane 3 building! This unit features one of the best layouts with bedrooms at opposite ends to maximize privacy along with 2 full bathrooms. A large living area with designated dining area & gas fireplace leading to an oversized fully covered balcony, perfect for year-round BBQ's & entertaining friends & family! The kitchen features updated countertops and a farmhouse style sink plus a separate pantry. Ideal Location only steps to Linwood Park, Nicomekl elementary, shopping, restaurants, future Skytrain station and so much more! Comes with 1 parking & storage & the building has had tons of capital upgrades including repiping in (2023), boiler (2019), roof has also been replaced.