

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

<b>Style of Home:</b>	1 Storey	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	
<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>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Blackberry Lane III
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	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.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	1,130 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	3	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	1,130 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,130 sqft	<b>Beds In Bsmt:</b>	0 / 2			
		<b># Of Pets:</b>	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.