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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 2019 |
| Frontage (ft): | Bathrooms: | 3 | Age: | 5 |
| Lot Area: | Full Baths: | 2 | Zoning: | CD |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: | \$3,047.69 |
| Rear Yard Exp: | Maint. Fee: | 318.17 | For Tax Year: | 2024 |
| View: | | | P.I.D.: | 031-012-701 |

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|-------------------------|--|-------------------------|---------------------------------|
| Style of Home: | 2 Storey w/Bsmt.,3 Storey | Parking: | Total: 2 - Covered: 2 |
| Construction: | Frame - Wood | Covered Parking: | 2 |
| Exterior: | Fibre Cement Board | Parking Access: | |
| Foundation: | | Parking: | Garage; Double |
| Rain Screen: | | Locker: | |
| Renovations: | | Units in Dev: | 18 - Total Units in Strata: 183 |
| # of Fireplaces: | 0 - Fuel: | Distance to: | |
| Water Supply: | City/Municipal | Title to Land: | Freehold Strata |
| Fuel/Heating: | Baseboard,Electric | Property Disc: | Yes |
| Outdoor Area: | Balcny(s) Patio(s) Dck(s),Rooftop Deck | PAD Rental: | |
| Type of Roof: | Asphalt | Fixtures Leased: | No |
| Floor Finish: | | Fixtures Rmvd: | No |

View:

Mgmt. Company: Strataco Management Ltd. - 604-249-4141

Complex / Subdiv: BEREKLEY VILLAGE

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 152, PLAN EPS5606, SECTION 13, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Exercise Centre,Garden,In Suite Laundry,Recreation Center

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX 2000 Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Below | Foyer | 10'0 x 7'0 | | | |
| Main | Living Room | 12'8 x 14'6 | | | |
| Main | Dining Room | 10'5 x 15'0 | | | |
| Main | Kitchen | 14'8 x 8'4 | | | |
| Main | Den | 6'4 x 7'6 | | | |
| Above | Primary Bedroom | 14'9 x 11'1 | | | |
| Above | Bedroom | 11'1 x 11'6 | | | |

| | | | | | | |
|--------------------------------|------------|-----------------------------------|------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 570 sqft | # Of Rooms: | 7 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 589 sqft | # Of Kitchens: | 1 | Main | 2 | No |
| Finished Floor (Below): | 35 sqft | # Of Levels: | 4 | Above | 3 | Yes |
| Finished Floor (Bsmt): | 0 sqft | Crawl/Bsmt Height: | | Above | 4 | No |
| Finished Floor (Total): | 1,253 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | | | | |
| Grand Total: | 1,253 sqft | # Of Pets: | | | | |

Fully loaded in Berkeley Village! This beautiful 2 bdrm 3 bth townhome has incredible roof top deck, double side x side garage and loads of upgrades! This plan offers a wide open main floor with entertainers set up, white shaker style kitchen with gas range and great island space. Large powder room, nice den/flex space, custom built in shelves, black framed glass sliding door and beautiful feature wall. Upstairs gives 2 bdrms and 2 bth and Laundry on the same floor, head upstairs to your massive roof top deck with hot tub, bar area, full size table for dinner parties AND lounge area with sectional sofa! Upgraded wool carpet throughout, 2 EV plug-ins in the garage, nothing left to do in this unit. Great location in south Surrey, close to Grandview Heights and an up and coming neighborhood!