

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,159.29
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	348.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	031-009-026

<b>Style of Home:</b>	3 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	183
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric,Natural Gas	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Rooftop Deck	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	Berkley Village
<b>Services Connected:</b>	Electricity,Natural Gas,Water
<b>Legal:</b>	STRATA LOT 140 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS5606
<b>Amenities:</b>	Club House,Exercise Centre,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Blueprint Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'5 x 8'7	Above	Bedroom	9'4 x 11'2
Main	Living Room	11'7 x 14'2			
Main	Bedroom	6'7 x 7'7			
Main	Dining Room	8'6 x 11'10			
Above	Primary Bedroom	11'2 x 15'8			

<b>Finished Floor (Main):</b>	585 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	585 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	84 sqft	<b># Of Levels:</b>	4	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	No
<b>Finished Floor (Total):</b>	1,341 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,341 sqft	<b>Beds In Bsmt:</b>	0 / 3			
		<b># Of Pets:</b>	Cats: Yes, Dogs: Yes			

This stunning 3 bedroom corner unit home offers an abundance of natural light, thanks to its large windows and high ceilings on the main floor. The open space is bright and airy, ideal for relaxing and entertaining. The modern kitchen is equipped with high end kitchen aid appliances, gas range and perfect for any culinary enthusiast. 2 very spacious bedrooms above, one bed on main can be used as a nursery, playroom, office or a bedroom. Enjoy an expansive 500 sq ft of roof top patio, with water and gas sources for your future hot tub, bbq and entertainment. Located just minutes away from Grandview corners and the shops, providing easy access to restaurants, shopping, other essentials and providing convenience at your door step. This home blends comfort, luxury and an unbeatable location.