

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	28
Lot Area:		Full Baths:	2	Zoning:	RM 2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,122.00
Rear Yard Exp:		Maint. Fee:	522.61	For Tax Year:	2024
View:	Yes			P.I.D.:	023-152-745

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

View:	Yes : Mountain
Mgmt. Company:	Dwell Manage
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 25, PLAN LMS2074, DISTRICT LOT 37, GROUP 2, 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 1 OR V, AS APPROPRIATE
Amenities:	Elevator,In Suite Laundry,Recreation Center
Site Influences:	Central Location,Golf Course Nearby,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Sutton Centre Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'7 x 12'8	Main	Laundry	11'5 x 7'3
Main	Kitchen	13'1 x 5'10	Main	Flex Room	6'7 x 4'6
Main	Dining Room	14'2 x 8'1	Main	Foyer	4'9 x 4'1
Main	Eating Area	14'2 x 8'1			
Main	Primary Bedroom	13'3 x 11'5			
Main	Bedroom	13'3 x 9'5			
Main	Walk-In Closet	6'6 x 5'9			

Finished Floor (Main):	1,160 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,160 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,160 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

" Bayberry Lane " Very spacious 2 bedroom 2 bathroom suite, 1 parking stall # 115 and 1 storage locker 25, allowed 1 Dog or 2 cats, No airbnb and min 1 year lease to rent. strata plan shows 1115 sq feet and measured by professional measure company called Cotala and they measure 1160 Sq feet. This suite faces the lovely landscaped courtyard North west with good size balcony around 120 sq feet. Easy access to public transit and all shops and stores in Downtown Langley along Fraser Hwy and willow brook Mall.