

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):	Bathrooms:	2	Age:	4
Lot Area:	Full Baths:	2	Zoning:	SLR31
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,089.00
Rear Yard Exp:	Maint. Fee:	623.00	For Tax Year:	2024
View:			P.I.D.:	031-219-446

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Concrete,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	265 - Total Units in Strata: 265
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Duke Management

Complex / Subdiv: Berkeley

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 40, BLOCK 5N, PLAN EPS6677, SECTION 34, RANGE 6W, 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 V

Amenities: Exercise Centre,Garden,Playground,Storage

Site Influences:

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Smoke Alarm

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'5 x 12'3			
Main	Primary Bedroom	17'5 x 10'4			
Main	Bedroom	8'7 x 9'10			
Main	Bedroom	7'4 x 9'8			
Main	Kitchen	9' x 12'2			
Main	Foyer	6'10 x 5'			

Finished Floor (Main):	1,130 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,130 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,130 sqft	# Of Pets:				

Discover this exceptional Berkeley's 1,130 sq. ft. corner unit by Poligon, nestled in the sought-after Alexandra Gardens neighborhood. Just steps from an array of restaurants, shops, and services, this rare 3-bedroom, 2-bathroom home offers modern living features include a heat pump AC system, 9' ceilings, and a spacious gourmet kitchen with elegant marble accents. The spa-inspired ensuite and generous storage enhance the comfort of your living space. 2 parking and 2 storage! Enjoy access to a beautifully landscaped central courtyard, a plaza with inviting catenary lighting, and a playground for the little ones. Resort-style amenities include a fully equipped gym, playroom, study room, and much more. Experience the perfect blend of convenience and luxury in this remarkable home!