

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	1996
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	1	Zoning:	RM 1
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,985.97
Rear Yard Exp:		Maint. Fee:	220.85	For Tax Year:	2024
View:	No			P.I.D.:	018-751-857

Style of Home:	2 Storey	Parking:	Total: 2 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Single
Rain Screen:		Locker:	
Renovations:		Units in Dev:	36 - Total Units in Strata: 36
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	

View:	No
Mgmt. Company:	Self Managed
Complex / Subdiv:	Bakerview Terrace
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 23 DISTRICT LOT 402 GROUP 1 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1391 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Playground
Site Influences:	Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Fraser Property Management Realty Services Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 13'	Above	Laundry	9' x 5'
Main	Kitchen	12' x 8'3			
Main	Dining Room	11'9 x 10'8			
Main	Eating Area	11'9 x 8'3			
Above	Primary Bedroom	13'6 x 12'			
Above	Bedroom	12' x 10'			
Above	Bedroom	11'6 x 10'			

Finished Floor (Main):	694 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	777 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,471 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,471 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

BAKERVIEW TERRACE: 2 level 3 bedroom 2 bath 1469 sq. ft. townhouse close to all amenities and schools(Thomas Haney Secondary & Golden Ears Elementary). BONUS - 2 car parking(single garage and 1 outdoor) designated and compact car park in front of garage. Only a few minutes walk to major shopping, transit, recreation and close to main east west commuter route. Great unit for young family, across from playground area, covered deck and fenced rear yard for kids or great summer outdoor living.