



Presented by:  
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North Vancouver, Blueridge NV Residential Attached  
**# 307 999 BERKLEY RD, V7H 1Y3** MLS# V1061351 Active



List Price: \$600,000 Previous Price:  
 Original Price: \$600,000

Subdiv/Complex: BERKLEY TERRACES

Frontage:	Approx Yr Bld:	1990	PID:	015-843-785	
Depth/Size:			Type:	Apartment/Condo	
Lot SqFt:	0	Age at List Date:	24	Zoning:	RM3
Exposure:	W	Bedrooms:	2	Taxes:	\$3,315 (2013)
Stories in Bldg:	3	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	2	Tax Incl Utils:	No
Meas. Type:		Half Baths:	0	Apprvl Req:	No
Fixtures Lsd:					
Fixt Removed:					
View:	Y - VANCOUVER SKYLINE				

Style of Home:	Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	
Renovations:	Partly	Units in Development:	31	Total Units in Strata:	31
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	ASCENT MGMT	Bylaw Restrictions:	Pets Allowed w/Rest., Age Restrictions, Rentals Not Allowed		
Mngmt Ph:	604-293-2417	Maint Fee:	\$365.88		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility, Snow removal

Legal: PL VAS2609 LT 27 DL 676 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: Club House, Elevator, Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Vaulted Ceiling  
 Site Influences: Adult Oriented, Central Location, Private Setting, Recreation Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Bedroom	12' X 9'6"						
Main F.	Master Bedroom	13'10 X 12'7"						
Main F.	Walk-In Closet	11'5 X 5'1"						
Main F.	Laundry	14' X 4'9"						
Main F.	Office	13'9 X 13'7"						
Main F.	Kitchen	15'3 X 14'7"						
Main F.	Dining	12' X 10'7"						
Main F.	Living Room	15'1 X 14'9"						
Main F.	Entrance Hall	7'7 X 4'4"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	9	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	1	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) Sutton Grp.-West Coast Realty

A premium property that is a must see! This Penthouse level condo indulges the senses with vaulted ceilings, gas fireplace, spacious one level living, and a delightfully bright, southwest facing exposure with views overlooking manicured gardens to Burrard Inlet and Vancouver's downtown lights. Containing a large kitchen, potentially 3 bedrooms, 2 tastefully renovated new bathrooms, an ensuite with jetted tub, and a beautifully built walk in closet. Berkley Terraces is an adult oriented building (16+) that features gorgeous grounds with outdoor hot tub and patio, a common social/recreation room and exercise area, 2 side by side parking spots plus a storage locker. Walk to Ron Andrews Recreation Centre and great hiking trails.