

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	3	Age:	3
Lot Area:	Full Baths:	2	Zoning:	RM4S
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,380.68
Rear Yard Exp:	Maint. Fee:	1,001.00	For Tax Year:	2023
View:			P.I.D.:	031-416-420

Style of Home:	Ground Level Unit,3 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Concrete Frame	Covered Parking:	2
Exterior:	Concrete,Mixed	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding,Garage; Double,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Patio(s) & Deck(s),Roof Deck	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate	Fixtures Rmvd:	

View:

Mgmt. Company: RANCHO MGMT - 604-684-4508

Complex / Subdiv: BORDEAUX

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

Legal: STRATA LOT 1, PLAN EPS7516, DISTRICT LOT 119, GROUP 1, 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: Air Cond./Central,Exercise Centre,In Suite Laundry,Recreation Center,Storage

Site Influences: Private Setting,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Drapes/Window Coverings,Microwave,Security System,Smoke Alarm,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	8'1 x 10'5	Above	Walk-In Closet	7'0 x 4'10
Main	Kitchen	10'4 x 8'			
Main	Living Room	8'8 x 6'5			
Main	Foyer	6'2 x 4'6			
Above	Bedroom	18'9 x 10'11			
Above	Bedroom	9'7 x 10'1			
Abv Main 2	Primary Bedroom	11'7 x 12'6			

Finished Floor (Main):	488 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	608 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	No
Finished Floor (Bsm):	0 sqft	Crawl/Bsm Height:		Abv Main 2	4	Yes
Finished Floor (Total):	1,522 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,522 sqft	# Of Pets:				

Welcome to Bordeaux, a beautiful 3 bed 3 bath townhouse in Brentwood Park. This unit has it all for your family needs. Street access, 2 underground side by side parking stalls, with EV charger, steps to your private entry way. Main floor features a very well appointed kitchen with Fulgor appliances and powder room. Above main has 2 bedrooms with a full bathroom, laundry, and entrance to your south facing private patio which leads to common area play area and rooftop gardens. Primary bedroom has its own floor with a stunning ensuite and a private patio to enjoy your morning coffee. This is a must see. Open House Saturday April 27 from 1-3