

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	3	Age:	5
Lot Area:		Full Baths:	2	Zoning:	RM 60
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$2,866.43
Rear Yard Exp:	East	Maint. Fee:	264.48	For Tax Year:	2023
View:	No			P.I.D.:	030-802-091

Style of Home:	3 Storey,Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Other,Vinyl	Parking Access:	
Foundation:		Parking:	Garage; Double,Other,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Fibreglass	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Obsidian - 604-757-3151
Complex / Subdiv:	BRISTOL HEIGHTS
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 134 SECTION 25 TOWNSHIP 13 NEW WESTMINISTER DISTRICT STRATA PLAN EPS4424, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House,Exercise Centre,Green House,Pool; Outdoor,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19' x 7'8			
Main	Living Room	13'2 x 13'10			
Main	Dining Room	9'2 x 12'11			
Above	Primary Bedroom	10'10 x 11'9			
Above	Bedroom	8'10 x 9'6			
Above	Bedroom	8'10 x 9'3			
Below	Foyer	4' x 6'			

Finished Floor (Main):	627 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	636 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	72 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	1,335 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,335 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Bristol Heights a master planned community by Polygon! This 3 bedroom, 3 bath CORNER unit features a spacious design and a bright and open floor plan with 9' ceilings. Gourmet chef's kitchen with stainless steel appliances, custom designed cabinets, tile backslash, polished chrome hardware, engineered stone countertops and generous island for entertaining. Private yard for BBQ and relaxing. Upstairs the spa inspired ensuite adds luxury to everyday life to the master bedroom. Downstairs, side by side double garage and convenient storage. Close to all amenities including, schools, shopping, recreation, transit, restaurants and Hwy 1. The complex features an outdoor pool, hot tub, fitness center, play ground, guest suites and a huge clubhouse. Don't wait call today.