

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	3	<b>Approx. Year Built:</b>	2017
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	3	<b>Age:</b>	7
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	MF
<b>Flood Plain:</b>	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$3,064.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	307.14	<b>For Tax Year:</b>	2023
<b>View:</b>			<b>P.I.D.:</b>	030-404-274

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	195 - Total Units in Strata: 195
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	

<b>View:</b>	
<b>Mgmt. Company:</b>	OBSIDIAN PROPERTY MANAGEMENT L - 604-757-3151
<b>Complex / Subdiv:</b>	Bristol Heights
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 2, PLAN EPS4424, SECTION 25, TOWNSHIP 13, 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Playground,Pool; Outdoor,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Greenbelt,Recreation Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Pantry,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	Flex Room	5'11 x 14'	<b>Main</b>	Living Room	14'10 x 14'0	<b>Above</b>	Bedroom	9'1 x 8'10
<b>Main</b>	Dining Room	10'11 x 8'3	<b>Main</b>	Kitchen	15'10 x 10'			
			<b>Above</b>	Primary Bedroom	11'2 x 13'5			
			<b>Above</b>	Bedroom	10'3 x 8'8			

<b>Finished Floor (Main):</b>	707 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	715 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	238 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,660 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,660 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

FORMER DISPLAY HOME - 4 PARKING (long drive way) - SIDE BY SIDE GARAGE. This bright 1,660 sq. ft. 3 bed + flex 2.5 bath home boasts 9' main floor ceilings, this home boasts open concept living, a spacious chef's kitchen, plenty of cabinets and counter space for the at home chef. Large dining and living area with powder room on the main. Upstairs you'll find a spacious primary, large spa inspired ensuite and sizeable walk-in-closet. Laundry is easier with side by side w/d upstairs. Second and third bedroom easily fit a double bed with dresser. Club House offers pool, hot tub, bbq, out door lounge, great room for parties, billiards room, movie theatre, guest suite, gym and in door floor hockey arena! Book your appointment today!