

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1989
Frontage (ft):	Bathrooms:	3	Age:	35
Lot Area:	Full Baths:	2	Zoning:	RM2
Flood Plain:	Half Baths:	1	Gross Taxes:	\$3,573.30
Rear Yard Exp:	Maint. Fee:	466.51	For Tax Year:	2023
View:			P.I.D.:	014-567-695

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

View:	
Mgmt. Company:	METROPOLITAN PROP MANAGEMENT - 778-574-1880
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas
Legal:	014-567-695 STRATA LOT 30, PLAN NWS3032, SECTION 36, TOWNSHIP 8, 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 1 OR V, AS APPROPRIATE
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 8'10	Above	Walk-In Closet	9' x 5'7
Main	Foyer	7'5 x 5'8			
Main	Laundry	8'3 x 8'2			
Main	Dining Room	13'11 x 11'6			
Main	Living Room	17'7 x 13'7			
Above	Primary Bedroom	13'3 x 11'10			
Above	Bedroom	11'10 x 9'2			

Finished Floor (Main):	790 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	617 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,407 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,407 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome home to the Bridlewoods! This gorgeous 2 bedroom and 2.5 bathroom home is an absolute stunner! Complex is amazing with new windows, roofs, skylights, sliding doors, driveways & roads re-paved & more! Wonderful layout that enters into the main floor to your foyer and powder room, bright and airy kitchen and nook with SS appliances, white cabinets, and nice counters/backsplash. Huge laundry room and brand new HW tank. Open dining and living room that are both extremely spacious and look out onto your beautiful yard space! Upstairs 2 spacious bedrooms and 2 nice bathrooms, including a primary suite with big walk-in closet and renovated bath! Wonderful location close to both James Kennedy Elementary, Walnut Grove Sr. Sec, community center, pool, parks, shopping, transit & more! 10/10