

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	3	Age:	3
Lot Area:	Full Baths:	2	Zoning:	RM 60
Flood Plain:	Half Baths:	1	Gross Taxes:	\$2,734.04
Rear Yard Exp:	Maint. Fee:	251.68	For Tax Year:	2023
View:			P.I.D.:	031-172-482

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

View:

Mgmt. Company: obsidian property management - 604-757-3151

Complex / Subdiv: Bristol Heights by Polygon

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

Legal: STRATA LOT 165, 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

Amenities: Club House,Exercise Centre,In Suite Laundry,Playground,Recreation Center

Site Influences:

Features: ClthWsh/Dryr/Frdg/Stve/DW

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

Listing Broker(s): Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 12'8	Below	Foyer	5'5 x 6'9
Main	Dining Room	12'11 x 9'3			
Main	Kitchen	12'1 x 8'6			
Above	Primary Bedroom	11'9 x 12'4			
Above	Bedroom	9'5 x 10'0			
Above	Laundry	5'7 x 6'2			
Below	Storage	8'7 x 10'0			

Finished Floor (Main):	605 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	620 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	70 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,295 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,295 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to Bristol Heights by Polygon! One of the best masterplanned communities in Abbotsford. Convenient location close to EVERYTHING, HYW 1, Highstreet Shopping Centre, and Walmart Supercenter. Steps to childcare, all level schools, and Townline park. This 2 bedrooms, 3 bath unit is only 3 years old with SIDE-BY-SIDE garage and storage room. This SUPER CLEAN townhome features open and bright concept on main floor with 9" ceiling, a huge island with quartz countertop, spacious custom-designed cabinetry, and a large enclosed yard on the main. Upstairs, enjoy your master bedroom and double-sink ensuite, side-by-side washer and dryer in the laundry. Lots of amenities, kids playground, gym, swimming pool, theatre room and more! MUST SEE!