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|------------------|-------------|--------|---------------------|-------------|
| 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 |

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|------------------|----------------------|------------------|-----------------------|
| 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: | |

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|---------------------|---|
| 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 | | | |

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|-------------------------|------------|----------------------------|--------------------------|----------------|-------------|----------|
| 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!