

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2019
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	5
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	RM60
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,448.82
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	251.68	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-801-869

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	0 - Fuel:	<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),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Fibreglass	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	ECM
<b>Complex / Subdiv:</b>	BRISTOL HEIGHTS
<b>Services Connected:</b>	Community,Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 111 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICTSTRATA 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
<b>Amenities:</b>	Club House,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Outdoor,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'2 x 7'5			
Main	Living Room	10'2 x 14'8			
Main	Dining Room	10'11 x 12'5			
Main	Kitchen	7'10 x 14'1			
Above	Primary Bedroom	11'9 x 13'1			
Main	Bedroom	14'4 x 12'2			

<b>Finished Floor (Main):</b>	641 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	654 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,357 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,357 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to BRISTOL HEIGHTS built Polygon! This 2 bed, 3 bath townhome has rare main floor access with fenced front yard directly facing the beautiful central courtyard. Modern open plan living, 9' ceilings on the main, kitchen with sleek stone counters, ample custom designed cabinetry, SS appliances incl. built-in microwave & additional space for a desk or eating nook. Access to the large south facing deck, perfect for summer evening BBQ's. Convenient powder room on the main. 2 Large bedrooms on the upper floor, primary en suite with double sinks and oversize shower, 2nd bath with soaker tub. The world class amenities are unbeatable and include outdoor pool, hot tub, large club house, outdoor lounge with BBQ, billiards room, movie theatre, gym, guest suite and indoor hockey arena!!