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|-------------------------|--------------------|--------|----------------------------|-------------|
| Depth/Size (ft): | Bedrooms: | 2 | Approx. Year Built: | 1990 |
| Frontage (ft): | Bathrooms: | 3 | Age: | 34 |
| Lot Area: | Full Baths: | 2 | Zoning: | RM-2 |
| Flood Plain: | Half Baths: | 1 | Gross Taxes: | \$3,567.34 |
| Rear Yard Exp: | Maint. Fee: | 470.00 | For Tax Year: | 2023 |
| View: | | | P.I.D.: | 014-567-725 |

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|-------------------------|-------------------------|-------------------------|-------------------------------------|
| Style of Home: | 2 Storey | Parking: | Total: 2 - Covered: 1 |
| Construction: | Frame - Wood | Covered Parking: | 1 |
| Exterior: | Vinyl | Parking Access: | Front |
| Foundation: | | Parking: | Garage; Single,Open,Visitor Parking |
| Rain Screen: | | Locker: | |
| Renovations: | Partly | Units in Dev: | - Total Units in Strata: 130 |
| # 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: | No |
| Floor Finish: | Wall/Wall/Mixed | Fixtures Rmvd: | No |

View:

Mgmt. Company: Metropolitan Property Mgmt - 778-574-1880

Complex / Subdiv: BRIDLEWOODS

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Water

Legal: PL NWS3032 LT 31 LD 36 SEC 36 TWP 8 STRATA LOT AS SHOWN ON FORM 1 OR V

Amenities: Club House

Site Influences: Central Location,Greenbelt,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Security - Roughed In,Vacuum - Roughed In

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

Listing Broker(s): RE/MAX Treeland Realty

| Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|---------|-------------|
| Main | Living Room | 13'3 x 17'8 | Above | Bedroom | 12'1 x 11'3 |
| Main | Dining Room | 8'5 x 11'7 | | | |
| Main | Kitchen | 9'0 x 10'4 | | | |
| Main | Eating Area | 9'0 x 6'7 | | | |
| Main | Laundry | 8'3 x 8'4 | | | |
| Above | Primary Bedroom | 12'1 x 15'3 | | | |
| Above | Walk-In Closet | 9'0 x 5'9 | | | |

| | | | | | | |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| Finished Floor (Main): | 798 sqft | # Of Rooms: | 8 | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 635 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 | No |
| Finished Floor (Total): | 1,433 sqft | Basement: | None | | | |
| Unfinished Floor: | 0 sqft | # or % of Rentals Allowed: | 100 | | | |
| Grand Total: | 1,433 sqft | # Of Pets: | 2 - Cats: Yes, Dogs: Yes | | | |

Don't miss this opportunity to own a GORGEOUSLY RENOVATED townhouse in Walnut Grove! This gem features 2 spacious bedrooms, 3 bathrooms, and convenient parking with a single garage + pad for your larger vehicle. Step inside to find a plethora of upgrades such as new windows and a skylight that fills the space with natural light. Enjoy peace of mind with a brand new hot water tank (2024), electrical panel, and even an EV charger. The kitchen shines with sleek quartz countertops, chic brushed gold faucets, stainless steel appliances, and a ceramic farmhouse sink. Additional upgrades include fresh paint, mouldings, and new electric baseboard heaters throughout. An excellent community is a bonus with top rated schools nearby. Make this your new home!