

Depth/Size (ft):	Bedrooms: 2	Approx. Year Built: 1997
Frontage (ft):	Bathrooms: 1	Age: 27
Lot Area:	Full Baths: 1	Zoning: RM-3A
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,168.98
Rear Yard Exp:	Maint. Fee: 450.00	For Tax Year: 2024
View:		P.I.D.: 023-745-444

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Frame - Wood	Covered Parking: 1
Exterior: Stucco	Parking Access: Rear
Foundation:	Parking: Garage; Single, Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev: 41 - Total Units in Strata: 1
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard	Property Disc: Yes
Outdoor Area: Patio(s)	PAD Rental:
Type of Roof: Torch-On	Fixtures Leased: No
Floor Finish: Laminate, Tile, Vinyl/Linoleum	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv: Brighton Place

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

Legal: STRATA LOT 5, PLAN LMS2778, DISTRICT LOT 305, GROUP 2, 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

Amenities: Club House, Elevator, Guest Suite, In Suite Laundry, Storage

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed

Listing Broker(s): eXp Realty of Canada, Inc.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'11 x 4'10			
Main	Kitchen	9'7 x 6'4			
Main	Dining Room	13'7 x 10'3			
Main	Living Room	13'7 x 9'2			
Main	Bedroom	10'0 x 12'4			
Main	Primary Bedroom	10'1 x 12'5			
Main	Walk-In Closet	6'11 x 4'10			

Finished Floor (Main): 893 sqft	# Of Rooms: 7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	No
Finished Floor (Below): 0 sqft	# Of Levels: 1			
Finished Floor (Bsmt): 0 sqft	Suite: None			
Finished Floor (Total): 893 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 893 sqft	Beds In Bsmt: 0 / 2			
	# Of Pets:			

Welcome to Brighton Place: Where Dreams Come Home! Nestled in a prime location, this South-facing gem invites you to enjoy its sun-soaked spacious patio, perfect for outdoor gatherings, and its refreshed interiors that seamlessly blend modern style with cozy comfort. The stunning kitchen, equipped with premium appliances, is a culinary enthusiast's dream, while the cozy gas fireplace, framed by exquisite decorative stonework, adds a touch of elegance and warmth. Relax in the sleek walk-in shower, designed for a luxurious daily retreat. With easy wheelchair and stroller accessibility, this home is tailored for convenience and inclusion, and the expansive patio offers the perfect setting for outdoor relaxation. Seize this incredible opportunity – call your agent, and book a viewing today!