

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	3	<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>	RM 60
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$2,866.43
<b>Rear Yard Exp:</b>	East	<b>Maint. Fee:</b>	264.48	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	030-802-091

<b>Style of Home:</b>	3 Storey,Corner Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Other,Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,Other,Visitor Parking
<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>	Fenced Yard,Patio(s)	<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>	Obsidian - 604-757-3151
<b>Complex / Subdiv:</b>	BRISTOL HEIGHTS
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 134 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4424, TOGETHER WITH A
<b>Amenities:</b>	Club House,Exercise Centre,Green House,Pool; Outdoor,Swirlpool/Hot Tub
<b>Site Influences:</b>	Central Location,Private Yard,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	19' x 7'8			
Main	Living Room	13'2 x 13'10			
Main	Dining Room	9'2 x 12'11			
Above	Primary Bedroom	10'10 x 11'9			
Above	Bedroom	8'10 x 9'6			
Above	Bedroom	8'10 x 9'3			
Below	Foyer	4' x 6'			

<b>Finished Floor (Main):</b>	627 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	636 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	72 sqft	<b># Of Levels:</b>	3	Above	3	No
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,335 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,335 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Bristol Heights a master planned community by Polygon! This 3 bedroom, 3 bath CORNER unit features a spacious design and a bright and open floor plan with 9' ceilings. Gourmet chef's kitchen with stainless steel appliances, custom designed cabinets, tile backslash, polished chrome hardware, engineered stone countertops and generous island for entertaining. Private yard for BBQ and relaxing. Upstairs the spa inspired ensuite adds luxury to everyday life to the master bedroom. Downstairs, side by side double garage and convenient storage. Close to all amenities including, schools, shopping, recreation, transit, restaurants and Hwy 1. The complex features an outdoor pool, hot tub, fitness center, play ground, guest suites and a huge clubhouse. Don't wait call today.