

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 4	<b>Approx. Year Built:</b> 2008
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 4	<b>Age:</b> 16
<b>Lot Area:</b>	<b>Full Baths:</b> 3	<b>Zoning:</b> CD34
<b>Flood Plain:</b>	<b>Half Baths:</b> 1	<b>Gross Taxes:</b> \$0.00
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 426.00	<b>For Tax Year:</b> 2023
<b>View:</b> Yes		<b>P.I.D.:</b> 027-399-371

<b>Style of Home:</b> 3 Storey,End Unit	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Stone,Vinyl,Wood	<b>Parking Access:</b> Front
<b>Foundation:</b>	<b>Parking:</b> Garage; Double,Visitor Parking
<b>Rain Screen:</b>	<b>Locker:</b> No
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 2 - Fuel: Gas - Natural	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Forced Air,Natural Gas	<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> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b> Yes

<b>View:</b> Yes : RAVINE & TRAIL
<b>Mgmt. Company:</b> AASOCIA
<b>Complex / Subdiv:</b> REDWOOD BRIDGE ESTATES
<b>Services Connected:</b> Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b> STRATA LOT 31 SECTION 31 TOWNSHIP 11 NEW WESTMINSTER DISTRICT STRATA PLAN BCS2048TOGETHER 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> Garden,In Suite Laundry,Playground,Storage
<b>Site Influences:</b> Golf Course Nearby,Greenbelt,Private Setting,Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Sprinkler - Fire,Storage Shed
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b> Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'1 x 15'	Above	Bedroom	11'3 x 10'8
Main	Kitchen	9'3 x 11'1	Bsmt	Bedroom	9'7 x 10'3
Main	Eating Area	9'9 x 7'10	Bsmt	Family Room	13'2 x 14'3
Main	Dining Room	9'9 x 14'3			
Above	Primary Bedroom	13'10 x 18'2			
Above	Walk-In Closet	9'4 x 6'5			
Above	Bedroom	12' x 10'6			

<b>Finished Floor (Main):</b> 925 sqft	<b># Of Rooms:</b> 10	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 981 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> 502 sqft	<b>Crawl/Bsmt Height:</b>	Above	3	No
<b>Finished Floor (Total):</b> 2,408 sqft	<b>Basement:</b> Fully Finished	Bsmt	3	No
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b> 100			
<b>Grand Total:</b> 2,408 sqft	<b># Of Pets:</b> Cats: Yes, Dogs: Yes			

REDWOOD BRIDGE! Tucked amongst majestic Redwoods & lush vegetation, executive living blends perfectly with nature! Gorgeous END unit offers 2408 sq ft of well laid out living space w/quality finishings throughout incl crown molding & sprinklers! Open, bright main flr boasts living rm w/high ceilings & gas f/p, spacious gourmet kitchen for family dinners & space to relax, PLUS 2 pce powder rm. Upstairs has 4 pce bath, laundry, 3 BDRMS incl huge master w/4 pce ensuite & walk-in closet! Added flexibility downstairs w/4th BDRM,den,3 pce bath & sep entrance to patio & fenced yard! BBQ on the deck overlooking yard, mature trees & shrubs! Double garage for easy parking & storage, plus 220V for EV! Great location! Steps from trails & play area & minutes to recreation, schools, transit & shopping!