

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:	No	Half Baths:	1	Gross Taxes:	\$3,585.00
Rear Yard Exp:		Maint. Fee:	466.51	For Tax Year:	2023
View:	No			P.I.D.:	016-324-960

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
Rain Screen:		Locker:	
Renovations:		Units in Dev:	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:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Metropolitan Prop Mgmt - 778-574-1880
Complex / Subdiv:	Bridlewoods
Services Connected:	Electricity,Natural Gas,Water
Legal:	STRATA LOT 115, PLAN NWS3032, SECTION 36, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	eXp Realty (Branch)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'2	Above	Bedroom	12'3 x 11'2
Main	Kitchen	10'2 x 9'0	Above	Walk-In Closet	9'0 x 5'0
Main	Dining Room	13'4 x 9'5			
Main	Eating Area	9'1 x 8'7			
Main	Laundry	8'3 x 5'0			
Main	Foyer	5'6 x 5'5			
Above	Primary Bedroom	15'5 x 12'3			

Finished Floor (Main):	826 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	634 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	Yes
Finished Floor (Total):	1,460 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,460 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Perfect location for family home in Walnut Grove. Walking distance to parks, trails, schools, playgrounds, rec center, shops. Many upgrades including windows, flooring, carpets, master bathroom. Large sunny, eat-in kitchen with skylight. Open space living and dining room which walks out to private patio at back of property. 3 bathrooms and 2 large bedrooms with bay windows. Family and pet friendly community. Well managed and maintained.