

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	APT
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,847.62
Rear Yard Exp:		Maint. Fee:	674.49	For Tax Year:	2024
View:	No			P.I.D.:	023-255-099

Style of Home:	Corner Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stucco	Parking Access:	Side
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	1 - Total Units in Strata: 133
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Leasehold prepaid-Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	STRATAWEST - 604-904-9595
Complex / Subdiv:	THE BRISTOL
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 18, PLAN LMS2185, DISTRICT LOT 6494, NEW WESTMINSTER LAND DISTRICT, UNDIVIDED 1223 /127310 SHARE IN COMM PROP THEREIN TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Amenities:	Bike Room,Elevator,Exercise Centre,Garden,Guest Suite,In Suite Laundry,Sauna/Steam Room,Storage,Swirlpool/Hot Tub
Site Influences:	Private Setting,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Fireplace Insert,Sprinkler - Fire,Vaulted Ceiling
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 13'	Main	Den	10' x 9'
Main	Dining Room	15' x 11'	Main	Laundry	3' x 3'
Main	Kitchen	10' x 9'	Main	Foyer	8' x 4'
Main	Eating Area	11' x 9'			
Main	Primary Bedroom	15' x 11'			
Main	Walk-In Closet	7' x 7'			
Main	Bedroom	13' x 10'			

Finished Floor (Main):	1,343 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,343 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,343 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

The Bristol. Most spacious floor plan available at 1343 sq.ft. Completely private and spacious ground floor corner unit.2 large bedrooms + den. High ceilings. Windows on 2 sides make this bright. Bonus of a covered deck plus open deck to enjoy outdoor space. You have the option to walk right to your condo from outside pathway. Ideal to walk your dog (up to 75 lbs) or take your bike for a ride. Two side by side parking spots by the elevator. The Bristol offers EV Charging, covered visitor parking, car wash, gym, sauna, hot tub, amenities room, 2 guest suites, bike storage, storage lockers and Resident Caretaker. Proactive Strata Council is keeping the Bristol in top condition. Take a look and bring your renovation ideas to make this special condo your own. Quick possession possible.