

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	2	Age:	5
Lot Area:	Full Baths:	2	Zoning:	MF
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,971.71
Rear Yard Exp:	Maint. Fee:	304.00	For Tax Year:	2024
View:			P.I.D.:	030-722-993

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 54
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:

Mgmt. Company: Rancho - 604-855-0010

Complex / Subdiv: Brydon Green

Services Connected: Electricity,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 53, PLAN EPS5632, SECTION 3, TOWNSHIP 8, 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 V

Amenities: Club House,In Suite Laundry

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

Bylaw Restrict: Pets Allowed,Smoking Restrictions

Listing Broker(s): RE/MAX Colonial Pacific Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4' x 6'	Main	Laundry	4' x 5'
Main	Kitchen	7'11 x 9'	Main	Patio	8'3 x 7'6
Main	Living Room	11'4 x 11'6			
Main	Dining Room	7'6 x 7'			
Main	Bedroom	9'10 x 10'6			
Main	Primary Bedroom	10'8 x 15'			
Main	Storage	8' x 8'			

Finished Floor (Main):	773 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	773 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	773 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Brydon Green. Spacious 2 bedroom 2 bath top floor bright unit with oversized windows and 9' ceilings. Kitchen has Samsung S/S appliances incl microwave, European white lacquer cabinets, breakfast bar with granite countertops. Spacious primary bedroom with A/C. Ensuite has twin sinks & large walk-in shower. Large storage area and w/d. Centrally located and minutes away to schools, parks, Willowbrook Mall and transit plus future skytrain station, Great walking nature trails! The High quality laminate floors throughout. 2 pets allowed. 5 years remaining on building warranty. Low strata fees of \$304.00. 1 parking additional available