

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	1	<b>Approx. Year Built:</b>	1994
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	1	<b>Age:</b>	30
<b>Lot Area:</b>	<b>Full Baths:</b>	1	<b>Zoning:</b>	RML
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$1,504.33
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	312.99	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	018-786-723

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<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>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:**

**Complex / Subdiv:** Bramblewoods

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 39 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1442 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

**Amenities:** Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Wheelchair Access

**Site Influences:** Adult Oriented,Cul-de-Sac,Greenbelt,Private Setting,Shopping Nearby,Treeed

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Smoke Alarm,Sprinkler - Fire,Vaulted Ceiling,Windows - Thermo

**Bylaw Restrict:** Age Restrictions,Pets Allowed w/Rest.

**Listing Broker(s):** Sutton Group-West Coast Realty (Abbotsford)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	10'5 x 11'1			
Main	Living Room	12' x 10'10			
Main	Dining Room	10'10 x 7'6			
Main	Den	8'1 x 7'4			
Main	Kitchen	8'5 x 13'4			
Main	Foyer	11'9 x 3'9			
Main	Laundry	5'1 x 7'			

<b>Finished Floor (Main):</b>	759 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1			
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	759 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	759 sqft	<b>Beds In Bsmt:</b>	0 / 1			
		<b># Of Pets:</b>	1 - Cats: Yes, Dogs: Yes			

Very beautiful and immaculate top floor unit inside an amazing complex. You will be wowed by the exterior and landscaping before you even step inside. Welcome to the Bramblewoods! Lots of updates including high end flooring, new light fixtures, paint and more.Large bedroom and den with a full bathroom that boasts a deep soaker tub.Open layout with vaulted ceiling. Dogs allowed up to 44lbs. Perfect for adults who want to live in a quiet, peaceful setting on cul-de-sac. Balcony looks over Horn Creek Park and walking trail. Walking distance to Seven Oaks Mall and Superstore.