

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2020
Frontage (ft):		Bathrooms:	3	Age:	4
Lot Area:		Full Baths:	2	Zoning:	RM60
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$3,582.10
Rear Yard Exp:		Maint. Fee:	439.38	For Tax Year:	2024
View:	Yes			P.I.D.:	031-173-276

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Stone, Vinyl, Wood	Parking Access:	
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:	Full	Locker:	No
Renovations:		Units in Dev:	195 - Total Units in Strata: 195
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard, Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate, Tile, Wall/Wall/Mixed, Carpet	Fixtures Rmvd:	No

View:	Yes : Greenbelt, Park
Mgmt. Company:	ECM Strata Management - 604-855-9895
Complex / Subdiv:	Bristol Heights
Services Connected:	Electricity, Sanitary Sewer, Water
Legal:	STRATA LOT 193 SECTION 25 TOWNSHIP 13 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4424 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPRORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Club House, Exercise Centre, Guest Suite, Playground, Pool; Outdoor, Swirlpool/Hot Tub
Site Influences:	Central Location, Golf Course Nearby, Greenbelt, Private Yard, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allwd w/Restrctns
Listing Broker(s):	Vybe Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'10 x 13'1	Above	Bedroom	12'8 x 10'5
Main	Kitchen	15'11 x 8'8	Above	Bedroom	15'6 x 10'10
Main	Dining Room	13'10 x 9'10	Below	Recreation Room	15'11 x 13'6
Main	Foyer	7'5 x 6'3	Below	Gym	22'4 x 9'7
Above	Primary Bedroom	14'8 x 14'4	Below	Storage	17'10 x 5'
Above	Walk-In Closet	7' x 6'4			

Finished Floor (Main):	706 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	924 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	717 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	2,347 sqft	Basement:	Fully Finished			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,347 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WOW! Bristol Heights Half Duplex Townhome! Over 2,300 Sq Ft of elegant living. A bright and spacious home brings nature indoors with lush, green belt views from 3 floors. Main floor features an open-plan Kitchen with contemporary wood-grain cabinetry and upgraded appliances. Upstairs with 3 generous bedrooms, including primary suite with walk-in closet & ensuite bathroom. Below is a large rec room and storage area. A double garage, with visitor parking at your door. Unit has gated yard. Complex features a Club House with outdoor pool, exercise center, lounge, games room, playground and more! Shopping, schools, transit and recreation nearby. Have your realtor request a showing today!