

Depth/Size (ft):	0	Bedrooms:	2	Approx. Year Built:	1988
Frontage (ft):		Bathrooms:	3	Age:	36
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$2,509.00
Rear Yard Exp:		Maint. Fee:	467.00	For Tax Year:	2023
View:	No			P.I.D.:	009-612-092

Style of Home:	2 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double, Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	39 - Total Units in Strata: 39
# 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:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Peninsula Management - 604-385-2242
Complex / Subdiv:	BRIARWOOD ESTATES
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water
Legal:	PL2710, LT.2, SEC25, TWP4, NW2710
Amenities:	Garden, In Suite Laundry
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	RE/MAX Performance Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12'3 x 9'8	Above	Walk-In Closet	4'11 x 4'10
Main	Eating Area	13'5 x 9'8			
Main	Living Room	15'10 x 13'0			
Main	Laundry	10'7 x 5'4			
Main	Dining Room	11'1 x 8'5			
Above	Bedroom	12'8 x 13'2			
Above	Primary Bedroom	20'10 x 19'3			

Finished Floor (Main):	883 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	827 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	5	Yes
Finished Floor (Total):	1,710 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,710 sqft	# Of Pets:				

RARELY AVAILABLE Briarwood Estates boasting over 1,700 sq feet of living space! This beauty is only 1 of 2 units in the complex that is a DUPLEX style w/ a double garage AND additional 2 pad parking out front! The main floor offers a powder room, updated kitchen w/ sit up breakfast bar, and a spacious living & dining area with a cozy gas fireplace. Upstairs you'll find 2 master suite bedrooms, each with their own full ensuite, and both with ample closet space! Main ensuite offers a huge soaker tub with above skylight, a separate jet shower, & in floor heating! Drink your morning coffee on your private, almost 200 sq foot, south-facing patio that makes you feel like you're in a secluded garden. BONUS- this seller privately paid over \$10,000 to remove all poly-b in the unit! Make appt today!