

|                         |                    |        |                            |             |
|-------------------------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1994        |
| <b>Frontage (ft):</b>   | <b>Bathrooms:</b>  | 2      | <b>Age:</b>                | 30          |
| <b>Lot Area:</b>        | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | RML         |
| <b>Flood Plain:</b>     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,028.79  |
| <b>Rear Yard Exp:</b>   | <b>Maint. Fee:</b> | 460.00 | <b>For Tax Year:</b>       | 2024        |
| <b>View:</b>            |                    |        | <b>P.I.D.:</b>             | 018-786-502 |

|                         |                         |                         |                                           |
|-------------------------|-------------------------|-------------------------|-------------------------------------------|
| <b>Style of Home:</b>   | Corner Unit             | <b>Parking:</b>         | Total: 1 - Covered: 1                     |
| <b>Construction:</b>    | Frame - Wood            | <b>Covered Parking:</b> | 1                                         |
| <b>Exterior:</b>        | Metal,Vinyl             | <b>Parking Access:</b>  |                                           |
| <b>Foundation:</b>      |                         | <b>Parking:</b>         | Garage Underbuilding,Open,Visitor Parking |
| <b>Rain Screen:</b>     |                         | <b>Locker:</b>          |                                           |
| <b>Renovations:</b>     |                         | <b>Units in Dev:</b>    | 44 - Total Units in Strata: 44            |
| <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>    | Electric,Natural Gas    | <b>Property Disc:</b>   | Yes                                       |
| <b>Outdoor Area:</b>    | Balcony(s)              | <b>PAD Rental:</b>      |                                           |
| <b>Type of Roof:</b>    | Torch-On                | <b>Fixtures Leased:</b> |                                           |
| <b>Floor Finish:</b>    | Hardwood                | <b>Fixtures Rmvd:</b>   |                                           |

**View:**

**Mgmt. Company:** Associa - 604-591-6060

**Complex / Subdiv:** Bramblewoods

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

**Legal:** STRATA LOT 22 SECTION 21 TOWNSHIP 16 NEW WESTMINSTER DISTRICTSTRATA PLAN LMS1442 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

**Amenities:** In Suite Laundry,Recreation Center,Workshop Attached

**Site Influences:**

**Features:**

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

**Listing Broker(s):** RE/MAX Treeland Realty

| Floor | Type            | Dimensions  | Floor | Type | Dimensions |
|-------|-----------------|-------------|-------|------|------------|
| Main  | Living Room     | 15'6 x 13'4 |       |      |            |
| Main  | Dining Room     | 13'0 x 10'6 |       |      |            |
| Main  | Kitchen         | 13'4 x 10'0 |       |      |            |
| Main  | Primary Bedroom | 14'8 x 12'0 |       |      |            |
| Main  | Bedroom         | 12'0 x 10'5 |       |      |            |
| Main  | Laundry         | 6'1 x 6'0   |       |      |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,220 sqft | <b># Of Rooms:</b>                | 6                        | <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                        | Main                  | 4                  | Yes             |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,220 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> | 100                      |                       |                    |                 |
| <b>Grand Total:</b>            | 1,220 sqft | <b># Of Pets:</b>                 | 1 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Pets Allowed! Bramblewoods by the stream. Great quiet cul de sac location with private forest view! Easy access to trails and a park.1,220 sqft corner unit with easy elevator access in a wing all by itself. Newer flooring and paint. Full sized dining room accommodates larger table. South facing windows for max natural light. Living room has access door to balcony for BBQs. Huge master bedroom open to deck as well. 1 dog or 1 cat allowed. 55 plus.