



149 briston private

GREENBORO • 2 BEDS • 2 BATHS

This renovated upper-level Bedford model by Richcraft offers approximately 1400 square feet of living space; perfect for professionals, investors, or first-time buyers.

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Freshly painted throughout, this condo offers brand-new laminate flooring throughout the open-concept living and dining rooms. The living area is designed to make the most of indoor/outdoor space, with sliding glass doors leading to a full-width balcony. With plenty of room for a patio set or outdoor hobbies, this south-facing porch sees plenty of sunlight. High windows invite the light into the living room, which is anchored by the wood-burning fireplace. Steps away, you can easily seat eight in the dining room. Matching rubbed bronze light fixtures appoint the living and dining rooms. The renovated partial bath features a new vanity and tap, water-efficient toilet, and storage cupboard. Updated tile flooring matches the adjacent kitchen.

Storage abounds the eat-in kitchen, featuring a dinette and a full wall of pantry cupboards. Renovated in 2018, the kitchen

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featuring a dinette and a full wall of pantry cupboards. Renovated in 2018, the kitchen offers new countertops, cabinet doors and hardware, and an updated hood fan.

The spacious primary bedroom features a full wall of closets, complete with built-in shelving to maximize your storage options. The bedroom also enjoys access to a private balcony, and features a ductless AC and heat for year-round comfort.

The renovated full bath offers a new, modern vanity with twin sinks and built-in electrical outlet for your personal appliances. Complete with updated tiling, a water-efficient toilet, new heater and glass shower doors, this bathroom offers a comfortable place to prepare for the day. The home's second bedroom also offers a full wall of closets, complete with mirrored doors. A bay window provides plenty of natural light.

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Foyer	Main	5'1" x 4'1"
Living Room	Main	15'5" x 14'4"
Dining Room	Main	10'11 x 7'10"
Kitchen	Main	11'4" x 6'11"
Eating Area	Main	7'9" x 7'4"
Partial Bath	Main	6'8" x 5'2"
Full Bathroom	Second	7'7" x 7'3"
Master Bedroom	Second	14'5" x 12'2"
Bedroom	Second	12'3" x 9'9"
Laundry Room	Second	7'8" x 6'4"

Taxes \$2,138 / 2020

Condo Fee \$322 / month

Condo Fee Includes

Insurance, Landscaping, Snow Removal,
Parking, Water, Annual Chimney Cleaning.

Includes

Refrigerator, Stove, Hood Fan, Dishwasher,
Washer/Dryer, All Window Coverings, Light
Fixtures.

Features

- All new flooring on the main level (2018-2020) and both bathrooms remodeled (2019), 2nd-floor laundry with new machine and storage cabinets (2020).
- Freshly painted throughout (2020), with updated light fixtures and new window screens.
- Close to Elizabeth Manley Park with playground and a network of local bike trails.

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REAL ESTATE TEAM



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