

Depth/Size (ft):	89 FEET	Bedrooms:	4	Approx. Year Built:	2012
Frontage (ft):	36.00	Bathrooms:	4	Age:	12
Lot Area: (sq.ft.)	3,207.00	Full Baths:	3	Zoning:	R-CL
Flood Plain:		Half Baths:	1	Gross Taxes:	\$5,972.86
Rear Yard Exp:				For Tax Year:	2023
View:	No			P.I.D.:	028-033-701

Style of Home:	2 Storey w/Bsmt.	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	YORKSON SOUTH
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 16, PLAN BCP42113, SECTION 24, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT
Amenities:	
Site Influences:	Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	15'0 x 12'	Bsmt	Bedroom	12' x 10'
Main	Living Room	15' x 16'	Bsmt	Other	17' x 15'
Main	Office	10' x 10'			
Main	Dining Room	12' x 10'			
Above	Primary Bedroom	16' x 15'			
Above	Bedroom	12' x 10'			
Above	Bedroom	12' x 10'			

Finished Floor (Main):	995 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	900 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	5	Yes
Finished Floor (Bsmt):	985 sqft	Suite:	Legal Suite,Other	Above	3	No
Finished Floor (Total):	2,880 sqft	Crawl/Bsmt Height:		Bsmt	4	No
Unfinished Floor:	0 sqft	Basement:	Fully Finished,Separate Entry			
Grand Total:	2,880 sqft	Beds In Bsmt:	1 / 4			
		# Of Pets:				

Welcome to Yorkson South, one of the most desirable neighborhoods in Willoughby. This two-storey with basement home is nearly 2,900 square feet on a 3,200+ square foot lot. This home features an ATTACHED DOUBLE CAR GARAGE with additional parking on the driveway and a separate entrance to the basement. This home was built with a legal suite that is currently not being rented! The main floor has over height ceilings, an office/den space and an open floor plan. Upstairs has 3 bedrooms- the primary bedroom is oversized with a 5 piece ensuite and stunning vaulted ceilings! The backyard has a concrete patio for hosting and tall hedges in the back for privacy. Walking distance to Richard Bulpitt School and Willoughby Town Center!