

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	1	Age:	7
Lot Area:		Full Baths:	1	Zoning:	CD
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,857.65
Rear Yard Exp:		Maint. Fee:	341.39	For Tax Year:	2023
View:	Yes			P.I.D.:	030-065-127

Style of Home:	Inside Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	177 - Total Units in Strata: 177
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Yale Bloc
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 14, PLAN EPS3429, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
Amenities:	Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Inground
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'4			
Main	Dining Room	10'4 x 7'			
Main	Kitchen	8'6 x 7'3			
Main	Primary Bedroom	11'3 x 9'3			

Finished Floor (Main):	592 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	592 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	592 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Incredible value in this beautifully appointed 1 bedroom, 1 bathroom condo at the popular Yale Bloc located in the heart of Willowbrook! This one bedroom modern home is designed with a blend of style, simplicity and open floor plan with 9" ceilings. Not located on the ground floor and located on the quiet side of the building overlooking the serene lush courtyard for a park like setting for year round entertainment and enjoyment. High end finishings throughout, freshly painted designer colour scheme, quartz counters, stainless steel appliances, generous primary bedroom with ensuite and walk-in closet. Yale Bloc offers a exercise center, playground, and clubhouse and this home comes with 1 parking stall and 1 storage locker included. Pets & rentals allowed. Walk score 10 plus! Call today!