

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2022
Frontage (ft):	Bathrooms:	2	Age:	2
Lot Area:	Full Baths:	2	Zoning:	/
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,684.48
Rear Yard Exp:	Maint. Fee:	395.73	For Tax Year:	2023
View:			P.I.D.:	031-537-057

Style of Home:	Other	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: AWM ALLIANCE - 604-685-3227

Complex / Subdiv: YORKSON PARK CENTRAL

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 87, PLAN EPS7248, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Air Cond./Central,Exercise Centre

Site Influences: Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12'11 x 10'8	Main	Solarium	22'6 x 12'6
Main	Bedroom	11'4 x 9'1			
Main	Bedroom	12'1 x 8'8			
Main	Kitchen	10'1 x 8'3			
Main	Dining Room	11'0 x 9'11			
Main	Living Room	16'4 x 10'10			
Main	Storage	6'9 x 4'11			

Finished Floor (Main):	1,381 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,381 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,381 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Like BRAND NEW condition unit located in SUPER CONVINIENT LOCATION!!! YORKSON PARK CENTRAL!!! Just steps to Carvolth Park & ride Skytrain Station, Shopping, Restaurants, schools and No1 HWY access!! OPEN CONCEPT PLAN, AIR CONDITIONED 3 Bed and 2 Bath, 2 parking, private storage locker and Retractable glass solarium with Gas hookup for BBQ. Call now for private showing!!!