

|                  |          |             |        |                     |             |
|------------------|----------|-------------|--------|---------------------|-------------|
| Depth/Size (ft): |          | Bedrooms:   | 3      | Approx. Year Built: | 2012        |
| Frontage (ft):   | 1,505.00 | Bathrooms:  | 3      | Age:                | 12          |
| Lot Area:        |          | Full Baths: | 0      | Zoning:             | CD-78       |
| Flood Plain:     |          | Half Baths: | 3      | Gross Taxes:        | \$3,336.31  |
| Rear Yard Exp:   |          | Maint. Fee: | 371.00 | For Tax Year:       |             |
| View:            |          |             |        | P.I.D.:             | 028-725-093 |

|                  |                                |                  |                                      |
|------------------|--------------------------------|------------------|--------------------------------------|
| Style of Home:   | 3 Level Split,Inside Unit      | Parking:         | Total: 2 - Covered: 2                |
| Construction:    | Frame - Wood                   | Covered Parking: | 2                                    |
| Exterior:        | Brick,Fibre Cement Board,Vinyl | Parking Access:  | Front                                |
| Foundation:      |                                | Parking:         | Garage Underbuilding,Visitor Parking |
| Rain Screen:     |                                | Locker:          | Yes                                  |
| Renovations:     |                                | Units in Dev:    |                                      |
| # of Fireplaces: | 1 - Fuel: Gas - Natural        | Distance to:     |                                      |
| Water Supply:    | City/Municipal,Community       | Title to Land:   | Freehold Strata                      |
| Fuel/Heating:    | Forced Air,Natural Gas         | Property Disc:   | Yes                                  |
| Outdoor Area:    | Patio(s),Patio(s) & Deck(s)    | PAD Rental:      |                                      |
| Type of Roof:    | Asphalt                        | Fixtures Leased: | No                                   |
| Floor Finish:    | Hardwood,Mixed,Tile            | Fixtures Rmvd:   | No                                   |

|                     |  |
|---------------------|--|
| View:               |  |
| Mgmt. Company:      | Davin Management - 604-594-5643  |
| Complex / Subdiv:   | YORKSON CREEK  |
| Services Connected: | Community,Electricity,Natural Gas,Storm Sewer  |
| Legal:              | STRATA LOT 59, PLAN BCS4252, 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 1 OR V, AS APPROPRIATE |
| Amenities:          | Club House,Exercise Centre,Playground  |
| Site Influences:    |  |
| Features:           | ClthWsh/Dryr/Frdg/Stve/DW,Dishwasher,Fireplace Insert,Microwave,Stove  |
| Bylaw Restrict:     | Pets Allowed w/Rest.,Rentals Allwd w/Restrctns   |
| Listing Broker(s):  | Dracco Pacific Realty  |

| Floor | Type            | Dimensions  | Floor | Type            | Dimensions |
|-------|-----------------|-------------|-------|-----------------|------------|
| Main  | Kitchen         | 12'4 x 9'4  | Main  | Recreation Room | 17'4 x 17' |
| Main  | Dining Room     | 12'10 x 10' |       |                 |            |
| Main  | Living Room     | 20' x 11'   |       |                 |            |
| Main  | Laundry         | 5'7 x 5'    |       |                 |            |
| Main  | Primary Bedroom | 11' x 12'6  |       |                 |            |
| Main  | Bedroom         | 9' x 14'8   |       |                 |            |
| Main  | Bedroom         | 9' x 10'    |       |                 |            |

|                         |            |                            |      |                |             |          |
|-------------------------|------------|----------------------------|------|----------------|-------------|----------|
| Finished Floor (Main):  | 656 sqft   | # Of Rooms:                | 8    | Bathroom Floor | # of Pieces | Ensuite? |
| Finished Floor (Above): | 665 sqft   | # Of Kitchens:             | 1    | Main           | 1           | No       |
| Finished Floor (Below): | 184 sqft   | # Of Levels:               | 3    | Above          | 1           | Yes      |
| Finished Floor (Bsmt):  | 0 sqft     | Crawl/Bsmt Height:         |      | Above          | 1           | No       |
| Finished Floor (Total): | 1,505 sqft | Basement:                  | None |                |             |          |
| Unfinished Floor:       | 0 sqft     | # or % of Rentals Allowed: |      |                |             |          |
| Grand Total:            | 1,505 sqft | # Of Pets:                 |      |                |             |          |

Welcome to Yorkson Creek! This exceptional 3-bedroom plus flex, 2.5 bathroom townhouse, crafted by renowned developer "QUADRA HOMES" offers a bright and luxurious living experience. The gourmet kitchen boasts granite countertops and stainless steel appliances, while the glass sliding doors open to a private and bright south-facing backyard, ideal for entertaining. Featuring 9-foot ceilings, this unit includes three generously sized bedrooms with built-in air conditioning in the master bedroom and heated fog-tree mirrors and flooring in the ensuite. Conveniently located near Willoughby Town Center and Highway 1, with Yorkson Creek Secondary School within walking distance, this property offers easy access to amenities and transportation.