

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	CD-75
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,280.08
Rear Yard Exp:		Maint. Fee:	337.45	For Tax Year:	2023
View:	No			P.I.D.:	029-008-701

Style of Home:	Corner Unit,Ground Level Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	166 - Total Units in Strata: 166
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific Property Manageme - 604-521-0876
Complex / Subdiv:	YORKSON CREEK - WALNUT RIDGE 2
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 1 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS1269TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 14'0			
Main	Dining Room	13'6 x 8'0			
Main	Primary Bedroom	14'2 x 11'6			
Main	Bedroom	11'10 x 8'8			
Main	Den	7'4 x 6'6			

Finished Floor (Main):	1,028 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,028 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,028 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Rarely available ground flr corner unit in Yorkson Creek, Walnut Ridge 2! W/ 1028 sq ft, 2 bdrms, 2 full bthrms & den it is the perfect place, whether upsizing or downsizing! The gorgeous kitchen has island, S/S appliances, soft close cabinets & under cabinet lighting. The spacious dining area & living rm leads to the massive covered patio & fenced private yard w/ lockable gate, also accessible from sliders off the primary! There are 9 ft ceilings & A/C will keep you cool! Both bdrms have built in organizers & den/flex space is great if working from home or storage! Bthrms boast heated flrs & anti fog mirrors. Wheelchair friendly/adaptable unit! 2 parking (over width for wheelchair/wider vehicle), 1 locker. Dog park, shopping, restaurants, parks, schools & transit all outside your door!