

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2022
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	2
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,511.00
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	517.60	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	031-742-165

<b>Style of Home:</b>	Corner Unit,Penthouse	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>	Full	<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	621 - Total Units in Strata: 228
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Heat Pump	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Mountain
<b>Mgmt. Company:</b>	Dwell Property Management - 604-248-1171
<b>Complex / Subdiv:</b>	Yorkson Park
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 86, PLAN EPS8608, 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
<b>Amenities:</b>	Air Cond./Central,Club House,Elevator,Exercise Centre,Garden,Storage,Wheelchair Access
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage West Real Estate Services

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'7 x 6'1	Main	Bedroom	20'18 x 24'5
Main	Dining Room	12'6 x 9'0	Main	Laundry	4'11 x 6'5
Main	Living Room	15'11 x 11'10	Main	Solarium	18'11 x 11'7
Main	Kitchen	13'8 x 9'0			
Main	Primary Bedroom	13'0 x 10'9			
Main	Walk-In Closet	8'8 x 5'1			

<b>Finished Floor (Main):</b>	1,613 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,613 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	205 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,818 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

YORKSON PARK PENTHOUSE! 1600 sqft of corner unit plus a 205 sq ft retractable solarium for year-round indoor/outdoor living w/gas bbq hook up. This luxury unit has been modified from the developer's floorplan to feature 2 COMPLETE MASTER BEDROOMS! Exceptional views with full windows, 12' ft ceilings, spacious dining & kitchen area with gourmet Samsung appliances including gas 5 burner cooktop, double oven & Quartz Counters(incl Bathrooms).Master bedroom featuring a large walk-in closet, ensuite with double sinks, heated tile floors & large stand up shower. Separate LAUNDRY ROOM w/sink & full-size W/D. AIR CONDITIONING & High Efficiency Heat Pump system. 2 SIDE-BY-SIDE parking stalls & 2 LARGE garage style storage w/power for EV. Call for private showing this high-end!