

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

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

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

Finished Floor (Main):	1,613 sqft	# Of Rooms:	9	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	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,613 sqft	Basement:	None			
Unfinished Floor:	205 sqft	# or % of Rentals Allowed:				
Grand Total:	1,818 sqft	# Of Pets:	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 dinning & 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. Open house August 4(Sun), 2p-4p