

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	2014
Frontage (ft):		Bathrooms:	4	Age:	10
Lot Area:		Full Baths:	3	Zoning:	CD-75
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,194.74
Rear Yard Exp:		Maint. Fee:	330.00	For Tax Year:	2023
View:	No			P.I.D.:	029-333-768

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Brick,Fibre Cement Board	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	126 - Total Units in Strata: 126
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Associa - 604-371-2208
Complex / Subdiv:	Yorkson Creek - Townhomes South
Services Connected:	Electricity,Natural Gas
Legal:	PL EPS1944 LT 64 LD 36 SEC 26 TWP 8. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.
Amenities:	Club House,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage Northstar Realty (S. Surrey)

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7'11 x 13'7	Above	Bedroom	11' x 10'
Main	Pantry	5'8 x 4'7	Above	Bedroom	10'1 x 11'8
Main	Dining Room	10'3 x 13'10	Abv Main 2	Walk-In Closet	7'7 x 4'5
Main	Living Room	14' x 12'	Below	Storage	11'7 x 9'1
Main	Family Room	9'10 x 10'2	Below	Bedroom	18'3 x 10'4
Abv Main 2	Dining Room	8'5 x 10'10			
Above	Primary Bedroom	14' x 13'6			

Finished Floor (Main):	870 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	887 sqft	# Of Kitchens:	1	Above	5	Yes
Finished Floor (Below):	399 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Main	2	No
Finished Floor (Total):	2,156 sqft	Basement:	Part	Below	3	No
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	2,156 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Quality built townhome in YORKSON CREEK SOUTH. This well-designed END unit family townhome offers many so much! 4 bedrooms with spacious main lever as well as a powder room on the main level. Kitchen features granite counter tops with island, Stainless appliances, gas stove and pantry in a spacious open concept. HUGE primary bedroom with vaulted ceilings, large ensuite, roughed in for alarm. This property features a double garage and room for 2 more on parking pad. Enjoy the big clubhouse & gym and low monthly fee. Rentals/pets allowed with restrictions and BBQ's allowed.