

<b>Depth/Size (ft):</b>	strata	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2012
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	12
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-78
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,503.97
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	371.00	<b>For Tax Year:</b>	2023
<b>View:</b>	No			<b>P.I.D.:</b>	028-924-355

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 4 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Vinyl,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double
<b>Rain Screen:</b>	Full	<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 154
<b># of Fireplaces:</b>	1 - Fuel: Gas - Natural	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Forced Air,Natural Gas	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	No
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Hardwood,Tile,Carpet	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	No
<b>Mgmt. Company:</b>	Davin Management - 604-594-5643
<b>Complex / Subdiv:</b>	YORKSON CREEK
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 105 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICT STRATA PLAN BCS4252 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,Exercise Centre,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave,Vacuum - Roughed In
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'10 x 15'	Above	Bedroom	9' x 14'7
Main	Dining Room	9'4 x 10'9	Above	Laundry	5'10 x 5'2
Main	Eating Area	9'4 x 12'1	Below	Bedroom	18'3 x 16'11
Main	Kitchen	8'10 x 12'3	Below	Foyer	3'9 x 3'11
Above	Primary Bedroom	15' x 13'1			
Above	Walk-In Closet	7'1 x 6'11			
Above	Bedroom	8'9 x 13'6			

<b>Finished Floor (Main):</b>	855 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	873 sqft	<b># Of Kitchens:</b>	1	Below	3	No
<b>Finished Floor (Below):</b>	394 sqft	<b># Of Levels:</b>	3	Main	2	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>		Above	5	Yes
<b>Finished Floor (Total):</b>	2,122 sqft	<b>Basement:</b>	None	Above	4	No
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	2,122 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to Yorkson Creek, a prestigious family oriented complex in the heart of Willoughby Heights. This exceptional end unit home, spanning 2122sqft offers unparalleled living in a vibrant community. Main features: open + spacious layout with high ceilings, tons of natural light, hardwood floors, gas fireplace, powder room, massive pantry, eat up island, granite counters + gas stove. Step out of the kitchen to a huge patio & fenced yard. 3 large bedrooms and laundry upstairs includes primary with vaulted ceiling, walk-in closet & ensuite, double sinks, separate soaker tub + shower and heated floors. Double car garage and BONUS 4th BED/FLEX ROOM with full bathroom & SEPARATE ENTRANCE! Very walkable near parks, recreation, schools, shops, restaurants, transit + easy access for commuting.