

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2016
Frontage (ft):	Bathrooms:	2	Age:	8
Lot Area:	Full Baths:	2	Zoning:	CD92
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,852.78
Rear Yard Exp:	Maint. Fee:	312.87	For Tax Year:	2023
View:			P.I.D.:	029-839-459

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	94
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:	
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	YORK by Mosaic
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 79 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS2694 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'3 x 14'4	Above	Bedroom	8'5 x 7'10
Main	Living Room	13'6 x 14'4	Below	Foyer	7'6 x 3'6
Main	Dining Room	10'11 x 14'4			
Above	Primary Bedroom	11'7 x 12'6			
Above	Walk-In Closet	7'2 x 3'5			
Above	Bedroom	8'11 x 8'10			

Finished Floor (Main):	611 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	621 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	79 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,311 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,311 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

York by Mosaic presents this 3 bdrm, 2 bthrm gorgeous Townhome in a fantastic location in the complex! Main floor has great use of space & thoughtfully planned layout! Kitchen offers S/S appliances, loads of white cabinetry, & peninsula seating for 3. There is a large dining area & rm for a desk in the flex space. From there, sliders lead to the deck to relax with your morning coffee. Up includes the 3 well sized bdrms & convenient laundry. Primary suite has beautiful 4 pc ensuite w/ walk thru to closet & there is an additional 4 pc main bath. Tons of street parking for guests & a double tandem garage w/ EV plug in! This is a can't beat location~ walking distance to school, shopping, amenities & restaurants. Don't miss this great home in a wonderful complex in a great community!