

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2012
Frontage (ft):		Bathrooms:	2	Age:	12
Lot Area:		Full Baths:	2	Zoning:	CD-75
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,186.10
Rear Yard Exp:		Maint. Fee:	380.59	For Tax Year:	2024
View:	No			P.I.D.:	028-906-101

Style of Home:	Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone,Wood	Parking Access:	Rear
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Carpet	Fixtures Rmvd:	Yes

View:	No
Mgmt. Company:	Quay Pacific - 604-371-2208
Complex / Subdiv:	Yorkson Creek Walnut Ridge
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 25, PLAN EPS936, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Microwave,Refrigerator,Stove,Windows - Thermo
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	RE/MAX Truepeak Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 11'4			
Main	Dining Room	7'11 x 7'10			
Main	Kitchen	8'1 x 8'0			
Main	Primary Bedroom	16'7 x 10'7			
Main	Bedroom	9'1 x 9'1			
Main	Laundry	5'0 x 2'5			
Main	Foyer	5'6 x 5'0			

Finished Floor (Main):	813 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	813 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	813 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Beautiful 2 bed/2bath condo built by Quadra Homes in sought after Willoughby area. This open concept unit offers over 800 sqft, high ceilings, & stylish flooring throughout. The kitchen features S/S appliances, Granite countertops, eating bar, & plenty of cupboards with soft close drawers. The in-suite laundry is convenient as well as providing extra storage space. The primary bedroom includes AC & a walk-through closet leading to a luxurious 5-piece en-suite with dual sinks, heated floors, & mirrors. The main bath offers heated floors for added comfort. Enjoy the east-facing covered balcony overlooking a peaceful space for outdoor living. Also included are two covered parking spaces & a 200+ cu ft storage locker with power. The complex has a playground & exercise center. Ideal location!