

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2024
Frontage (ft):		Bathrooms:	1	Age:	0
Lot Area:		Full Baths:	1	Zoning:	CD-24
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$0.00
Rear Yard Exp:		Maint. Fee:	174.22	For Tax Year:	2023
View:				P.I.D.:	032-260-580

Style of Home:	Ground Level Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Fibre Cement Board	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	246
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	No
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt,Torch-On	Fixtures Leased:	No
Floor Finish:	Laminate,Mixed,Carpet	Fixtures Rmvd:	No

View:

Mgmt. Company: Homelife

Complex / Subdiv: York Residences

Services Connected: Electricity,Sanitary Sewer,Water

Legal: STRATA LOT 90 SECTION 1 TOWNSHIP 23 NEW WESTMINSTER DISTRICT STRATA PLAN EPS7294 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,In Suite Laundry,Playground,Storage

Site Influences: Central Location,Gated Complex,Golf Course Nearby,Recreation Nearby,Shopping Nearby

Features: Air Conditioning,Clothes Dryer,Clothes Washer,Dishwasher,Garage Door Opener,Microwave,Sprinkler - Fire

Bylaw Restrict: Pets Allowed w/Rest.,Smoking Restrictions

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Great Room	20'0 x 10'9			
Main	Primary Bedroom	11'0 x 8'11			

Finished Floor (Main):	445 sqft	# Of Rooms:	2	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	0	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	445 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	445 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The York Residences in Garrison! This brand-new 1-bedroom condo is perfectly positioned on the sought-after ground floor with a private, gated walk-out patio just steps to the park. Enjoy modern living with quartz countertops, stainless steel appliances, and an energy-efficient heat pump that provides both cooling in the summer and heating in the winter. Ideal for pet owners, this condo offers convenient outside access to underground parking, and a storage locker. Embrace the Garrison Crossing lifestyle with easy access to local shops, restaurants, and leisure center. Close proximity to the University makes this a great investment property! Open house Sat Aug. 17th 2pm-4pm & Sun Aug.18th 12pm-2pm