

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	2014
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	4	<b>Age:</b>	10
<b>Lot Area:</b>		<b>Full Baths:</b>	3	<b>Zoning:</b>	CD-75
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$4,382.00
<b>Rear Yard Exp:</b>	West	<b>Maint. Fee:</b>	330.00	<b>For Tax Year:</b>	2024
<b>View:</b>	No			<b>P.I.D.:</b>	029-409-659

<b>Style of Home:</b>	3 Storey	<b>Parking:</b>	Total: 3 - Covered: 1
<b>Construction:</b>	Brick,Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Brick,Mixed,Wood	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open,Tandem Parking
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>		<b>Units in Dev:</b>	
<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>	Baseboard,Electric,Forced Air	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt,Fibreglass	<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>	
<b>Complex / Subdiv:</b>	Yorkson Creek South
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	STRATA LOT 91, PLAN EPS1944, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, 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>	Club House,Exercise Centre,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Recreation Nearby,Shopping Nearby,Treed
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave,Windows - Thermo
<b>Bylaw Restrict:</b>	Pets Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 10'			
Main	Eating Area	12' x 10'			
Main	Living Room	10' x 19'			
Above	Primary Bedroom	10' x 13'			
Above	Bedroom	9' x 13'			
Above	Bedroom	9' x 10'			
Below	Bedroom	10' x 12'			

<b>Finished Floor (Main):</b>	609 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	714 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	417 sqft	<b># Of Levels:</b>	3	Below	3	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	None	Above	4	Yes
<b>Finished Floor (Total):</b>	1,740 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	None			
<b>Grand Total:</b>	1,740 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Yorkson Creek South -Beauty! This 3 level townhome is sure to impress. 9ft ceilings, maple hardwood floors, big gourmet eat-in kitchen complete with granite counters, stainless appliances, huge deck and pantry opening onto a living dining room with gas fireplace. Upper level features primary bedroom with 4 pc ensuite, walk-in closet and flush mount A/C. The two secondary bedroom are a generous size perfect for family and or office. 4th bedroom downstairs is complete with 3 pc ensuite and walk-out patio with glass privacy wall. This space is ideal for office, teen space, or work out area. 3 parking total, one in the garage and side by side driveway spots. Walking distance to all levels of schools including RE Mountain Sec, community centre and countless amenities.