

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

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 1
Construction:	Brick,Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed,Wood	Parking Access:	Front
Foundation:		Parking:	Garage; Single,Open,Tandem Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcony(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt,Fibreglass	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile,Carpet	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	Yorkson Creek South
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Club House,Exercise Centre,In Suite Laundry,Playground,Storage
Site Influences:	Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Fireplace Insert,Garage Door Opener,Microwave,Windows - Thermo
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	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'			

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