

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2021
Frontage (ft):	Bathrooms:	2	Age:	3
Lot Area:	Full Baths:	2	Zoning:	RES
Flood Plain:	Half Baths:	0	Gross Taxes:	\$3,952.40
Rear Yard Exp:	Maint. Fee:	420.74	For Tax Year:	2024
View:			P.I.D.:	031-538-096

Style of Home:	1 Storey	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Lane
Foundation:		Parking:	Garage Underbuilding,Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	

View:

Mgmt. Company: AWM- ALLIANCE - 604-685-3227

Complex / Subdiv: YORKSON PARK

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 191, PLAN EPS7248, 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: Air Cond./Central,Elevator,Garden,In Suite Laundry,Playground

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

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Intercom,Microwave,Pantry

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): RE/MAX Westcoast

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Family Room	10'7 x 16'4			
Main	Eating Area	11'3 x 10'1			
Main	Primary Bedroom	10'8 x 11'8			
Main	Bedroom	8'7 x 11'11			
Main	Bedroom	8'11 x 10'5			
Main	Kitchen	14' x 12'			
Main	Pantry	4'5 x 4'5			

Finished Floor (Main):	1,155 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,155 sqft	Basement:	None			
Unfinished Floor:	185 sqft	# or % of Rentals Allowed:				
Grand Total:	1,340 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Yorkson Park! Beautiful Penthouse suite with 11-19ft ceilings. 3 bedroom 2 bath with a huge 185 sf solarium/patio complete with custom roller blinds. Kitchen features s/s appliances with gas range, quartz counters, under mount sink and a custom pantry by California Closets. Laminate throughout, AC in every room, spa like baths with in-floor heating. 2 parking stalls, 1 EV ready and a huge storage locker adjoined to the parking stall. Great location, just steps to shopping, restaurants and Carvoth Bus Station. Call for your private viewing. OPEN HOUSE SAT SEPT 14 1-4PM