

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2013
Frontage (ft):		Bathrooms:	1	Age:	11
Lot Area:		Full Baths:	1	Zoning:	RM70
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,899.94
Rear Yard Exp:		Maint. Fee:	398.63	For Tax Year:	2024
View:	No			P.I.D.:	029-009-545

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	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	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	Quay Pacific
Complex / Subdiv:	YORKSON CREEK
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	PL EPS1269 LT 85 LD 36 SEC 26 TWP 8 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTYIN PROPORTION T
Amenities:	Air Cond./Central,Elevator,Exercise Centre,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty (Langley) Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10'8 x 16'			
Main	Dining Room	10' x 11'			
Main	Kitchen	9' x 9'			
Main	Primary Bedroom	10'6 x 14'			
Main	Bedroom	8'10 x 12'			

Finished Floor (Main):	781 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	781 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	781 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Upscale 2 bedroom, 1 bath condo in Yorkson Creek. Perfect for first time buyer, Investor or downsizer. This home features built in air-conditioning, open floor plan, kitchen with granite counter tops and stainless steel appliances, heated floor in the bathroom, electric fireplace, 2 parking spots, and covered balcony facing the courtyard on the quiet side of the complex. Great location, walking distance to schools, shopping and restaurants.