

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	2	Age:	5
Lot Area:	Full Baths:	2	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,037.62
Rear Yard Exp:	Maint. Fee:	412.69	For Tax Year:	2024
View:			P.I.D.:	030-973-546

Style of Home:	Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stone	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	64 - Total Units in Strata: 183
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:		Fixtures Rmvd:	No

View:

Mgmt. Company: Dwell Property Management - 604-821-2999

Complex / Subdiv: Yale Bloc

Services Connected: Community

Legal: STRATA LOT 165, PLAN EPS3429, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Club House,Elevator,Exercise Centre,Wheelchair Access

Site Influences: Central Location,Recreation Nearby,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings

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

Listing Broker(s): Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'10 x 3'4			
Main	Kitchen	8'10 x 7'7			
Main	Dining Room	10'6 x 6'1			
Main	Living Room	10'10 x 10'9			
Main	Primary Bedroom	11'10 x 9'10			
Main	Bedroom	8'11 x 7'10			

Finished Floor (Main):	704 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	704 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	704 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Location Location!! Welcome to Yale Bloc where convenience and lifestyle combine. This immaculate 704 sqft, 2 bedroom 2 bathroom condo is nestled right in the heart of Willowbrook. Open concept floor plan. Kitchen is complete with quartz countertops, and s/s appliances. Spacious primary bedroom. Step outside onto your generous sized deck on the quiet side of the building, overlooking the courtyard. Unit comes with 2 parking stalls and a BONUS Oversized 10'x10' storage locker with its own access. Amenities include fitness center, guest suite and lounge area with kitchen. Just minutes from the future LRT Station on 64th Ave and 192nd. Just steps away from transit and all Willowbrook has to offer. Endless options for shopping, eateries, and entertainment. Call today for your private viewing.