

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2019
Frontage (ft):		Bathrooms:	2	Age:	5
Lot Area:		Full Baths:	2	Zoning:	CD-89
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,669.41
Rear Yard Exp:	Northwest	Maint. Fee:	435.50	For Tax Year:	2024
View:	Yes			P.I.D.:	030-834-406

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed,Stone,Wood	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding,Open,Visitor Parking
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : Village and Mountain
Mgmt. Company:	Quay Pacific
Complex / Subdiv:	Yorkson Downs
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 71, PLAN EPS5904, SECTION 23, 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,Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Playground,Storage
Site Influences:	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Microwave,Security - Roughed In,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5'4 x 2'8	Main	Den	14'11 x 14'11
Main	Kitchen	11' x 9'3	Main	Solarium	12'5 x 8'2
Main	Dining Room	7'11 x 6'10			
Main	Living Room	15'1 x 12'11			
Main	Primary Bedroom	11'1 x 10'9			
Main	Walk-In Closet	8'4 x 7'6			
Main	Bedroom	18'7 x 14'3			

Finished Floor (Main):	1,193 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,193 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,193 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

WELCOME HOME to this 2 bedroom + DEN (could be a 3rd bedroom/no window) where both bedrooms have en-suites (one is a cheater). Delightful layout with ENCLOSED SOLARIUM plus bonus covered deck with BBQ hookup and MOUNTAIN & village views. Built by Quadra Homes, you'll enjoy all the comforts they are known for including heat pump/AC; heated floors in bathrooms; solid wood doors, luxury vinyl plank, 2 side-by-side parking with 2 roll-up door storage with electrical outlets for freezer or electric car; and much more. This inside corner unit has less exposure to the elements and is on an upper floor boasting outstanding views; NOT on 208th Street. The village features grocery store, pharmacy, book shop, eateries, meat shop, hair studio, lash lounge & more. NO SMOKING!