

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2017
Frontage (ft):		Bathrooms:	3	Age:	7
Lot Area:		Full Baths:	2	Zoning:	CD-76
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,389.22
Rear Yard Exp:		Maint. Fee:	295.38	For Tax Year:	2024
View:	Yes			P.I.D.:	030-174-422

Style of Home:	3 Storey,End Unit	Parking:	Total: 2 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Mixed,Stone	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Open Farmland
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Hutton
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 26, PLAN EPS4230, SECTION 24, 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:	In Suite Laundry,Playground
Site Influences:	Cul-de-Sac,Private Yard,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	13'2 x 11'7			
Main	Living Room	15'4 x 22'2			
Main	Family Room	11' x 10'6			
Above	Bedroom	9'5 x 11'1			
Above	Bedroom	8'8 x 11'4			
Above	Primary Bedroom	12'4 x 13'8			
Below	Foyer	11'4 x 3'3			

Finished Floor (Main):	691 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	694 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	144 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	Yes
Finished Floor (Total):	1,529 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,529 sqft	# Of Pets:	No Restriction -			

DUPLEX STYLE 3 Bed & 3 Bath END UNIT tucked into a tranquil, lush, green setting in beautiful Yorkson. Over 1500 Sq Ft offers 9' ceilings, oversized windows with views of open farmlands & high-end wide-plank flooring. Beautifully appointed kitchen with S/S appliances (gas stove), elegant shaker cabinetry, quartz counters & large island. Open floor plan opens to a deck w/Views to greenspace. 3 good sized bedrooms up. In addition to deck off main there is another deck on lower level & yard. Large garage w/epoxy floor & extra space for your activities or storage. There is a beautiful park & children's play ground in the complex. Near recreation, excellent schools, shopping (Willoughby Town center) & efficient transportation routes (HWY 1 & Carvolt Exchange BUS LOOP w/express bus to skytrain).