

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	2	Age:	9
Lot Area:		Full Baths:	2	Zoning:	CD-92
Flood Plain:		Half Baths:	0	Gross Taxes:	\$4,157.11
Rear Yard Exp:		Maint. Fee:	328.67	For Tax Year:	2024
View:	No			P.I.D.:	029-559-898

Style of Home:	3 Storey,Inside Unit	Parking:	Total: 3 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Vinyl,Wood	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	Community	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,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM Alliance - 604-684-3227
Complex / Subdiv:	York by Mosaic
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 63, PLAN EPS1805, 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:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	5'2 x 3'11	Above	Bedroom	8'4 x 10'6
Main	Living Room	14'4 x 13'0	Above	Bedroom	9'0 x 12'0
Main	Dining Room	10'11 x 11'2			
Main	Kitchen	14'0 x 8'0			
Main	Eating Area	6'4 x 9'5			
Above	Primary Bedroom	10'10 x 12'0			
Above	Walk-In Closet	7'5 x 3'5			

Finished Floor (Main):	615 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	626 sqft	# Of Kitchens:	1	Above	4	Yes
Finished Floor (Below):	80 sqft	# Of Levels:	3	Above	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,321 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,321 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to YORK built by reputable MOSAIC. Spectacular 3 Bed & 2 Bath open concept living space w/9ft ceilings. Featuring spacious living & dining area perfect for entertaining. Modern kitchen w/SS appliances, sleek white cabinets & Breakfast bar w/QUARTZ counters leads onto a SOUTH FACING entertainment sized sundeck perfect for the BBQ. 3 beds up incl. Master Bedroom w/walk in closet & ensuite w/double sinks. Deep SOAKER TUB in the second bath. Private & Fenced front yard is perfect for PETS & KIDS to play. Extra-long tandem garage designed for lots of storage. Near recreation, excellent schools, shopping, walking trails, dog parks & efficient transportation routes (HWY 1 & Carvot Exchange BUS LOOP w/express bus to SKYTRAIN). Extremely well run Strata in a great family neighborhood!