

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2015
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	9
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-75
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,236.97
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	434.57	<b>For Tax Year:</b>	2024
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-672-830

<b>Style of Home:</b>	Upper Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Fibre Cement Board,Mixed,Stone	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	188
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : Sunset and mountains
<b>Mgmt. Company:</b>	Strataco Mgmt Ltd - 604-294-4141
<b>Complex / Subdiv:</b>	Yorkson Parkside 1
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	PLAN EPS2880 LT 58 LD 36 SEC 26 TWNSP 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
<b>Amenities:</b>	Club House,Elevator,Exercise Centre,In Suite Laundry,Playground,Storage
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Recreation Nearby,Shopping Nearby
<b>Features:</b>	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Microwave
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.
<b>Listing Broker(s):</b>	RE/MAX Treeland Realty, RE/MAX Treeland Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 14'10			
Main	Dining Room	10'8 x 9'10			
Main	Kitchen	8' x 9'2			
Main	Primary Bedroom	11'10 x 13'6			
Main	Primary Bedroom	11'5 x 13'7			
Main	Solarium	18' x 10'			
Main	Den	5'10 x 9'2			

<b>Finished Floor (Main):</b>	1,311 sqft	<b># Of Rooms:</b>	7	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>				
<b>Finished Floor (Total):</b>	1,311 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,311 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Desirable Yorkson Creek Parkside 1 built by Quadra. This is one of the largest units at 1,311 sq ft 2 Primary suites w/ ensuites & heated floors, walk-closets. Large open plan offering a den/office plus 180 sq ft west facing solarium with retractable glass doors for year round use plus spectacular sunsets. 9 ft Ceilings, solid wood cabinets, granite counters, plus eating bar, gas stove, microwave. Large family size dining room. Heat pump system with A/C. Electric Fireplace. Walk to shopping, restaurants and all level of schools. Tennis center including future rec center w/ pool, library, Gym steps away. 2 parking w/ garage style storage behind. Easy access to HWY 1 and city center. Strata fee includes gas, hot water, gym. Luxury living and Truly a great place to call home.