

Depth/Size (ft):	Bedrooms:	1	Approx. Year Built:	2017
Frontage (ft):	Bathrooms:	1	Age:	7
Lot Area:	Full Baths:	1	Zoning:	CD
Flood Plain:	Half Baths:	0	Gross Taxes:	\$1,857.65
Rear Yard Exp:	Maint. Fee:	341.39	For Tax Year:	2023
View:	Yes		P.I.D.:	030-065-127

Style of Home:	Inside Unit,Rancher/Bungalow	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Brick,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage Underbuilding
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	177 - Total Units in Strata: 177
# of Fireplaces:	0 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Courtyard
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	Yale Bloc
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 14, PLAN EPS3429, SECTION 15, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN
Amenities:	Elevator,In Suite Laundry,Playground,Storage,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Microwave,Smoke Alarm,Sprinkler - Inground
Bylaw Restrict:	Pets Allowed w/Rest.,Smoking Restrictions
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'4			
Main	Dining Room	10'4 x 7'			
Main	Kitchen	8'6 x 7'3			
Main	Primary Bedroom	11'3 x 9'3			

Finished Floor (Main):	592 sqft	# Of Rooms:	4	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	592 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	592 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Incredible value in this beautifully appointed condo at the popular Yale Bloc located in the heart of Willowbrook! This one bedroom modern home is designed with a blend of style and simplicity to meet the needs of today's busy lives. Features include high end finishings throughout, a designer colour scheme, 9 foot ceilings, quartz counters, stainless steel appliances and a spa-inspired master ensuite and walk-in closet. Double wide sundeck with plenty of room for BBQ and table & chairs overlooking the courtyard located on the quiet side of the building. 1 parking stall and 1 storage locker included. Pets & rentals allowed. Walk score 10 plus! Located walking distance to shopping, restaurants, gym, transit, future skytrain, malls, recreation and more! Call today before it's too late!