

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	3	Age:	9
Lot Area:		Full Baths:	2	Zoning:	CD92
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$4,048.76
Rear Yard Exp:		Maint. Fee:	287.30	For Tax Year:	2023
View:	No			P.I.D.:	029-736-498

Style of Home:	3 Storey	Parking:	Total: 3 - Covered: 2
Construction:	Concrete Frame,Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Grge/Double Tandem,Open,Visitor Parking
Rain Screen:	Full	Locker:	
Renovations:		Units in Dev:	94
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Fenced Yard,Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	Yes
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	AWM Alliance - 604-685-3227
Complex / Subdiv:	YORK By Mosaic
Services Connected:	Electricity,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 23 SECTION 26 TOWNSHIP 8 NEW WESTMINSTER DISTRICTSTRATA PLAN EPS2694TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNITENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Garden,In Suite Laundry,Playground
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

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

Finished Floor (Main):	631 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	644 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	87 sqft	# Of Levels:	3	Above	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	4	No
Finished Floor (Total):	1,362 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,362 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to York! This 3 bed 3 bath with ( Powder on the main ) boasts an open concept with a spacious dining and kitchen area perfect for entertaining. SS appliances, new Bosch DW and quartz counters. Sunken living room,11' ceilings and a raised patio/yard great for pets.Master Bedroom w/ walk in closet & ensuite w/double sinks & oversized shower. Deep soaker tub in second bath. Custom closets by CALIFORNIA CLOSETS, Ample storage space in the garage. Close to transit, schools, shopping and easy access to HWY 1 and the Carvolt Exchange. Low Strata! Driveway will fit a full size pickup truck. Call today and book your private viewing. Open House Saturday May 18th 2-4pm