

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

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

<b>View:</b>	No
<b>Mgmt. Company:</b>	AWM Alliance - 604-685-3227
<b>Complex / Subdiv:</b>	YORK By Mosaic
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b>	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
<b>Amenities:</b>	Garden,In Suite Laundry,Playground
<b>Site Influences:</b>	Central Location,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Security System,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	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			

<b>Finished Floor (Main):</b>	631 sqft	<b># Of Rooms:</b>	8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	644 sqft	<b># Of Kitchens:</b>	1	Main	2	No
<b>Finished Floor (Below):</b>	87 sqft	<b># Of Levels:</b>	3	Above	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Above	4	No
<b>Finished Floor (Total):</b>	1,362 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,362 sqft	<b># Of Pets:</b>	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! Call today and book your private viewing.