



Presented by:  
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**Active** **17 42312 YARROW CENTRAL ROAD** Residential Attached  
**R2409851** Yarrow **\$411,000** (LP)   
 Board: H Yarrow **(SP)**   
 Townhouse V2R 5E2



Sold Date: Frontage (feet): Original Price: **\$411,000**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2013**  
 Depth / Size (ft.): Bedrooms: **2** Age: **6**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **EV**  
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$514.28**  
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
 Exposure: Maint. Fee: **\$257.47** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **029-308-135**  
 Mgmt. Co's Name: **SELF MANAGED** Tour:  
 Mgmt. Co's Phone:  
 View: **Yes: MOUNTAIN**  
 Complex / Subdiv: **YARROW ECO VILLAGE**  
 Services Connected: **Electricity, Septic, Water**  
 Sewer Type: **Septic**

Style of Home: <b>Ground Level Unit, Inside Unit</b>	Total Parking: <b>1</b>	Covered Parking:	Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>		Locker: <b>N</b>
Exterior: <b>Fibre Cement Board</b>	Dist. to Public Transit: <b>NEARBY</b>		Dist. to School Bus: <b>NEARBY</b>
Foundation: <b>Concrete Perimeter</b>	Units in Development:		Total Units in Strata: <b>33</b>
Rain Screen:	Title to Land: <b>Freehold Strata</b>		
Renovations:	Property Disc.: <b>Yes</b>		
Water Supply: <b>Community</b>	Fixtures Leased: <b>No</b>		
Fireplace Fuel:	Fixtures Rmvd: <b>Yes: HOT TUB ON BACK DECK, POND AND</b>		
Fuel/Heating: <b>Hot Water, Radiant</b>	Floor Finish: <b>Vinyl/Linoleum</b>		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s), Sundeck(s)</b>			
Type of Roof: <b>Metal</b>			

Maint Fee Inc: **Garbage Pickup, Management, Recreation Facility, Water**  
 Legal: **STRATA LOT 17, PLAN EPS1145, DISTRICT LOT 83, GROUP 2, 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: **Club House, Community Meals, Garden, Guest Suite, In Suite Laundry**

Site Influences: **Recreation Nearby, Rural Setting, Shopping Nearby**  
 Features: **CltHwsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	12' x 11'10"			x			x
Main	Dining Room	16'14 x 8'7"			x			x
Main	Living Room	16'1 x 13'11"			x			x
Main	Foyer	3'5 x 14'7"			x			x
Main	Master Bedroom	12'10 x 11'5"			x			x
Main	Bedroom	9'6 x 11'5"			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>1,012</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: <b>4'</b>			1	<b>Main</b>	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,012 sq. ft.</b>	# or % of Rentals Allowed: <b>7</b>			4				Garage Sz:
Unfinished Floor: <b>0</b>	Bylaws: <b>Pets Allowed, Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total: <b>1,012 sq. ft.</b>	Basement: <b>Crawl</b>			6				
				7				
				8				

Listing Broker(s): **Royal Lepage Wheeler Cheam**

**Townhouse in the highly desirable community of Yarrow! Rarely on the market, here's an opportunity to own a unit in the community oriented Yarrow Eco Village. An idyllic setting with lovely walking trails on the grounds, a 20 acre certified organic farm, creek, marshlands and an option for your own garden plot if desired. This is a one level, bright, open concept, 1011 sq.ft. ground floor unit with quality finishing throughout and some upgrades, including a custom covered, enclosed front porch and serene back yard. From this location you are within walking distance to the beautiful Vedder River, Yarrow library and popular Yarrow Community School. Come and take a tour today!**