

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2018
Frontage (ft):		Bathrooms:	2	Age:	6
Lot Area:		Full Baths:	2	Zoning:	ZMU4
Flood Plain:		Half Baths:	0	Gross Taxes:	\$3,120.00
Rear Yard Exp:		Maint. Fee:	767.00	For Tax Year:	2023
View:	Yes			P.I.D.:	030-323-746

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Geothermal,Heat Pump	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View:	Yes : WATER & MT VIEW ON BOTH FLOORS
Mgmt. Company:	
Complex / Subdiv:	RIVER GREEN 2
Services Connected:	Electricity
Legal:	STRATA LOT 127, BLOCK 4N, PLAN EPS4722, SECTION 6, RANGE 6W, 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:	Air Cond./Central,Bike Room,Club House,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Storage
Site Influences:	
Features:	Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Hot Tub Spa/Swirlpool,Oven - Built In,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Macdonald Realty Westmar

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Foyer	8'5 x 4'4			
Above	Living Room	13'3 x 9'4			
Above	Kitchen	13'3 x 10'9			
Above	Bedroom	9'0 x 7'1			
Above	Primary Bedroom	13'9 x 12'10			
Above	Other	9'2 x 8'0			

Finished Floor (Main):	634 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	512 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Suite:				
Finished Floor (Total):	1,146 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,146 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:	1 - Cats: Yes, Dogs: Yes			

River Green 2 by ASPAC . River Front Luxury Lifestyle! Unique designer 2 levels condo with waterfront view and mountain views on both floors. Spacious open floor plan with Linear style chef inspired kitchen, custom Italian Cesar cabinetry, built-in Miele appliances offers clean elegance yet functional kitchen space. Caesar Stone countertop. Large primary room upstairs coupled with A Luxury 5 piece designer bathroom. Downstairs also comes with a bedroom and a full closet plus a full bathroom. Balconies on each level. World Class 20,000 sqft amenities include Indoor pool, basketball court, Zen Gardens, Piano rooms and more ... Extra large parking with storage locker included. Call/Text to view, you will be impressed! Sun Open House 2-4pm Aug 25th