## **317 83 STAR CRESCENT NEW WESTMINSTER**

Queensborough, V3M 6X8

Residential Attached \$659,900 (LP)

Depth/Size (ft):		Bedrooms:	2	Approx. Year Bui	lt: 1998	
Frontage (ft):		Bathrooms:	2	Age:	26	
Lot Area:		Full Baths:	2	Zoning:	MF	
Flood Plain:		Half Baths:	0	Gross Taxes:		37.23
Rear Yard Exp:		Maint. Fee:	639.05	For Tax Year:	2023	
View:	Yes		000100	P.I.D.:		992-107
Style of Home:	Upper Unit		Parking:	Total: 2 - Covered	: 2	
Construction:	Frame - Wood		Covered Parking:	2		
Exterior:	Mixed,Wood		Parking Access:	Side		
Foundation:			Parking:	Garage; Undergro	ound	
Rain Screen:			Locker:	Yes		
Renovations:			Units in Dev:	84 - Total Units in	Strata: 84	
# of Fireplaces:	1 - Fuel: Gas - Natural	í	Distance to:			
Water Supply:	City/Municipal		Title to Land:	Freehold Strata		
Fuel/Heating:	Baseboard,Electric		Property Disc:	Yes		
Outdoor Area:	Patio(s)		PAD Rental:			
Type of Roof:	Asphalt		Fixtures Leased:	No		
Floor Finish:	Laminate, Mixed		Fixtures Rmvd:	No		
	,			-		
View:	Yes : City & Water Vie	WS				
VIEW.						
Mgmt. Company:	Dwell Property Manag	gement - 604-821-2999				
	RESIDENCE BY THE	RIVER				
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Mgmt. Company: Complex / Subdiv:	RESIDENCE BY THE Electricity,Natural Gas STRATA LOT 68, PLAI	RIVER				
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Discover The Residences By The River. This immaculate building offers worry-free living with a proactive strata, mere steps from Port Royal's sandy beach and a scenic 1.3 km river walk. The fully renovated unit exudes an urban Yale ambiance with an inviting open-concept layout seamlessly connecting the kitchen, dining, and living areas. Bedrooms are strategically placed on opposite sides for privacy, while the spacious master boasts a walk-in closet and room for a king-size bed. Enjoy stunning views of the Quay and Fraser River, visible from every room. Embrace the friendly neighborhood vibe, complete with a community garden and dog park. With an easy commute to Vancouver and proximity to all amenities, The Residences By The River is New West's best-kept secret—be part of it!

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