

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 2	<b>Approx. Year Built:</b> 1998
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 26
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> MF
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$2,137.23
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 639.05	<b>For Tax Year:</b> 2023
<b>View:</b> Yes		<b>P.I.D.:</b> 023-992-107

<b>Style of Home:</b> Upper Unit	<b>Parking:</b> Total: 2 - Covered: 2
<b>Construction:</b> Frame - Wood	<b>Covered Parking:</b> 2
<b>Exterior:</b> Mixed,Wood	<b>Parking Access:</b> Side
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground
<b>Rain Screen:</b>	<b>Locker:</b> Yes
<b>Renovations:</b>	<b>Units in Dev:</b> 84 - Total Units in Strata: 84
<b># of Fireplaces:</b> 1 - Fuel: Gas - Natural	<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> Patio(s)	<b>PAD Rental:</b>
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b> Laminate,Mixed	<b>Fixtures Rmvd:</b> No

<b>View:</b> Yes : City & Water Views
<b>Mgmt. Company:</b> Dwell Property Management - 604-821-2999
<b>Complex / Subdiv:</b> RESIDENCE BY THE RIVER
<b>Services Connected:</b> Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
<b>Legal:</b> STRATA LOT 68, PLAN LMS3047, DISTRICT LOT 757, GROUP 1, 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 1 OR V, AS APPROPRIATE
<b>Amenities:</b> Elevator,In Suite Laundry,Recreation Center
<b>Site Influences:</b> Private Setting
<b>Features:</b> ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
<b>Bylaw Restrict:</b> Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b> Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'7 x 13'11	Main	Foyer	6'5 x 4'0
Main	Dining Room	9'2 x 9'0			
Main	Kitchen	9'11 x 9'5			
Main	Primary Bedroom	14'6 x 11'0			
Main	Walk-In Closet	8'11 x 4'6			
Main	Bedroom	11'3 x 10'9			
Main	Laundry	5'5 x 5'0			

<b>Finished Floor (Main):</b> 958 sqft	<b># Of Rooms:</b> 8	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b> 0 sqft	<b># Of Kitchens:</b> 1	Main	5	Yes
<b>Finished Floor (Below):</b> 0 sqft	<b># Of Levels:</b> 1	Main	4	No
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 958 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 958 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

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!