

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

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; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	84 - Total Units in Strata: 84
# of Fireplaces:	1 - Fuel: Gas - Natural	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 Views
Mgmt. Company:	Dwell Property Management - 604-821-2999
Complex / Subdiv:	RESIDENCE BY THE RIVER
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	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
Amenities:	Elevator,In Suite Laundry,Recreation Center
Site Influences:	Private Setting
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	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			

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