

Depth/Size (ft):		Bedrooms:	3	Approx. Year Built:	2003
Frontage (ft):		Bathrooms:	3	Age:	21
Lot Area:		Full Baths:	2	Zoning:	CD
Flood Plain:		Half Baths:	1	Gross Taxes:	\$3,564.69
Rear Yard Exp:	Northeast	Maint. Fee:	881.84	For Tax Year:	2023
View:	Yes			P.I.D.:	025-475-606

Style of Home:	2 Storey,Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Brick,Concrete	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	Yes
Renovations:	Completely	Units in Dev:	236
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Heat Pump,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s),Rooftop Deck	PAD Rental:	
Type of Roof:	Other,Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Laminate,Tile	Fixtures Rmvd:	No

View:	Yes : Panoramic View Mountain & City
Mgmt. Company:	Ascent Real Estate Corp - 604-431-1800
Complex / Subdiv:	Mayfair Place
Services Connected:	Community
Legal:	STRATA LOT 117, PLAN BCS40, DISTRICT LOT 171, 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 V
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave,Oven - Built In,Range Top,Refrigerator,Smoke Alarm,Sprinkler - Fire
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Sutton Group-West Coast Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 10'8	Above	Walk-In Closet	4'5 x 6'6
Main	Dining Room	12'1 x 12'3	Above	Bedroom	12'9 x 9'
Main	Kitchen	17'2 x 8'3	Main	Patio	26'7 x 5'4
Main	Bedroom	11'2 x 10'1	Main	Patio	15' x 3'7
Main	Foyer	4'6 x 5'4	Above	Patio	19'3 x 2'7
Main	Storage	10'9 x 6'10			
Above	Primary Bedroom	13'8 x 11'4			

Finished Floor (Main):	904 sqft	# Of Rooms:	12	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	755 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	5	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:		Above	3	No
Finished Floor (Total):	1,659 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,659 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

PENTHOUSE WITH PANORAMIC VIEW- Fraser River & mountain! at Mayfair. NE facing, 3 bedrooms or 2 bedrooms plus den, 2 storey, 9' ceiling, this penthouse was completely & professionally renovated in 2021 with top notch design and workmanship. Kitchen comes with an oversized quartz kitchen island, functional cabinets & floor to ceiling glass feature wall, not to mention Miele appliances & Sub Zero refrigerator. Upper floor is air-conditioned, radiant heating on all bathroom floors, smart home control, 2 side-by-side parking stalls with EV charging facilities. Either zipping coffee at one of the 3 roof decks, swimming in the indoor pool, strolling in the City in The Park garden, or walking 6 min to sky-train station, 25 min ride to downtown, luxurious living & Convenience are all in one place!