

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1983
Frontage (ft):		Bathrooms:	1	Age:	41
Lot Area:		Full Baths:	1	Zoning:	CD-2
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,628.17
Rear Yard Exp:		Maint. Fee:	422.16	For Tax Year:	2023
View:	Yes			P.I.D.:	002-294-001

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	130
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : city
Mgmt. Company:	ASSOCIA
Complex / Subdiv:	BELMONT TOWER
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 78, SUB BLOCK 10, PLAN NWS2089, 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:	Guest Suite,In Suite Laundry,Sauna/Steam Room
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 9'4			
Main	Foyer	3'5 x 5'1			
Main	Dining Room	9'5 x 10'10			
Main	Living Room	11'8 x 14'7			
Main	Primary Bedroom	11'5 x 15'8			

Finished Floor (Main):	799 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	799 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	799 sqft	# Of Pets:				

Prime location! Just steps away from the bus stop, Moody Park, Royal City Mall, New West Library, and an abundance of shops and restaurants, this unit offers convenience at your doorstep. Enjoy breathtaking city views from your well-appointed home. The building boasts fantastic amenities including a guest suite a rejuvenating sauna, and rooftop patio, all within the security and durability of a solid concrete structure. Perfect for those seeking convenience in the vibrant heart of the city! Open House June 23 from 2-4pm