

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):	Bathrooms:	2	Age:	31
Lot Area:	Full Baths:	2	Zoning:	C4 RM6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,389.80
Rear Yard Exp:	Maint. Fee:	457.13	For Tax Year:	2023
View:	Yes		P.I.D.:	018-337-414

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Vinyl/Linoleum	Fixtures Rmvd:	No

View:	Yes : RIVER
Mgmt. Company:	First Service Residential
Complex / Subdiv:	Westminster Towers
Services Connected:	Electricity,Water
Legal:	STRATA LOT 302, BLOCK 23, PLAN LMS729, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 10'1			
Main	Dining Room	9'6 x 6'7			
Main	Kitchen	7'7 x 10'			
Main	Primary Bedroom	10'3 x 14'2			
Main	Bedroom	11'3 x 12'11			
Main	Walk-In Closet	7'7 x 4'1			

Finished Floor (Main):	851 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	851 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	851 sqft	# Of Pets:	Cats: Yes, Dogs: Yes			

Sub-Penthouse with RIVER VIEWS. 2 bed, 2 bath, 2 PARKING STALLS + IN-SUITE LAUNDRY. Updated throughout including: durable vinyl plank flooring, paint, baseboards, stainless steel appliances, quartz counters and white flat panel cabinets in the kitchen and bathrooms. Tons of windows provide natural light and views of the Fraser River. Terrific layout with two large bedrooms on opposite sides of the unit, both with their own ensuites. Literally steps to the skytrain station and walkable to all local shopping and amenities.