

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2010
Frontage (ft):	Bathrooms:	2	Age:	14
Lot Area:	Full Baths:	2	Zoning:	RM-CD5
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,961.03
Rear Yard Exp:	Maint. Fee:	526.44	For Tax Year:	2023
View:	Yes		P.I.D.:	028-226-861

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:		Units in Dev:	194
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : mountains and river
Mgmt. Company:	Dwell Property Management
Complex / Subdiv:	The Carlyle
Services Connected:	Electricity,Sanitary Sewer,Water
Legal:	STRATA LOT 123, PLAN BCS3832, DISTRICT LOT 115, 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:	Club House,Elevator,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Range Top
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	12' x 11'1			
Main	Walk-In Closet	4'0 x 7'1			
Main	Foyer	4'0 x 5'1			
Main	Kitchen	7'11 x 10'4			
Main	Dining Room	9'4 x 11'1			
Main	Living Room	11'5 x 11'9			
Main	Bedroom	11'8 x 10'9			

Finished Floor (Main):	1,008 sqft	# Of Rooms:	7	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	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,008 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,008 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to the Carlyle at Victoria Hill! Elevate your lifestyle in this luxurious 18th-floor unit, offering breathtaking views through floor-to-ceiling windows and abundant natural light. Savor the panoramic vistas and sunshine from the expansive patio overlooking the Fraser River and mountains. Cozy up by the electric fireplace on chilly evenings, and relish the modern kitchen equipped with stainless steel appliances, a gas range, and a microwave. Indulge in premium building amenities, including a lounge with a pool table, kitchenette, and fireplace, a fully equipped gym, and a serene courtyard. With easy access to Patullo Bridge and just steps from Queen's Park, this is an unparalleled opportunity for sophisticated living! Open Houses: July 20 from 3-5pm & July 21 from 11-1pm