

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	2015
Frontage (ft):		Bathrooms:	2	Age:	9
Lot Area:		Full Baths:	2	Zoning:	RMW-2A
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$3,469.56
Rear Yard Exp:		Maint. Fee:	555.00	For Tax Year:	2024
View:	Yes			P.I.D.:	029-569-371

Style of Home:	1 Storey,Inside Unit	Parking:	Total: 1 - Covered: 1
Construction:	Brick,Frame - Metal,Frame - Wood	Covered Parking:	1
Exterior:	Aluminum,Brick	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	111 - Total Units in Strata: 65
# of Fireplaces:	1 - Fuel: Electric	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View: Yes : FULL RIVER VIEW

Mgmt. Company: TRIBE MANAGEMENT - 604-635-5000

Complex / Subdiv:

Services Connected: Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: STRATA LOT 95, PLAN EPS2586, 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 V

Amenities: Bike Room,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage,Wheelchair Access

Site Influences: Central Location,Private Setting,Shopping Nearby

Features: Air Conditioning,ClothWsh/Dryr/Frdg/Stve/DW,Intercom,Microwave

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Century 21 Coastal Realty Ltd.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'7 x 11'			
Main	Dining Room	8'9 x 5'5			
Main	Kitchen	9'5 x 12'9			
Main	Primary Bedroom	11'5 x 10'2			
Main	Bedroom	13' x 9'2			
Main	Den	10'2 x 8'			

Finished Floor (Main):	1,160 sqft	# Of Rooms:	6	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):	1,160 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,160 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

VIEWS OF RIVER FROM ALL ROOMS, Features include, AIR CONDITIONING, 10 feet ceilings, engineered hardwood floors, RECLAIMED BRICK WALL, cozy FIREPLACE, high end kitchen with quartz countertops, GE Monogram appliances with newer LG fridge with water and ice maker, gas range, and built in Bosch espresso machine. The 2nd bedroom is a really good size and has huge walk in closet The DEN is the size of a bedroom and has floor to ceiling window and french door. Master ensuite has both a TUB, SHOWER & double sinks. Peaceful deck. Building comes with fully equipped air conditioned gym and EV charging station. River walk to ferry that goes to New Westminster Quay, skytrain, restaurants and shops. One of the nicest layouts in the building. Couldn't be nicer. Open Sunday 1:00-4:00 (July 21)