

|                         |     |                    |        |                            |             |
|-------------------------|-----|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |     | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 1988        |
| <b>Frontage (ft):</b>   |     | <b>Bathrooms:</b>  | 1      | <b>Age:</b>                | 36          |
| <b>Lot Area:</b>        |     | <b>Full Baths:</b> | 1      | <b>Zoning:</b>             | RM-6B       |
| <b>Flood Plain:</b>     |     | <b>Half Baths:</b> | 0      | <b>Gross Taxes:</b>        | \$2,898.86  |
| <b>Rear Yard Exp:</b>   |     | <b>Maint. Fee:</b> | 650.00 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes |                    |        | <b>P.I.D.:</b>             | 010-570-535 |

|                         |                           |                         |                              |
|-------------------------|---------------------------|-------------------------|------------------------------|
| <b>Style of Home:</b>   | 1 Storey                  | <b>Parking:</b>         | Total: 1 - Covered: 1        |
| <b>Construction:</b>    | Frame - Wood              | <b>Covered Parking:</b> | 1                            |
| <b>Exterior:</b>        | Mixed                     | <b>Parking Access:</b>  |                              |
| <b>Foundation:</b>      |                           | <b>Parking:</b>         | Garage; Underground          |
| <b>Rain Screen:</b>     | Full                      | <b>Locker:</b>          | No                           |
| <b>Renovations:</b>     |                           | <b>Units in Dev:</b>    | - Total Units in Strata: 104 |
| <b># of Fireplaces:</b> | 1 - Fuel: Gas - Natural   | <b>Distance to:</b>     |                              |
| <b>Water Supply:</b>    | City/Municipal            | <b>Title to Land:</b>   | Freehold Strata              |
| <b>Fuel/Heating:</b>    | Natural Gas               | <b>Property Disc:</b>   | No                           |
| <b>Outdoor Area:</b>    | Balcny(s) Patio(s) Dck(s) | <b>PAD Rental:</b>      |                              |
| <b>Type of Roof:</b>    | Torch-On                  | <b>Fixtures Leased:</b> | No                           |
| <b>Floor Finish:</b>    | Mixed                     | <b>Fixtures Rmvd:</b>   | No                           |

|                            |  |
|----------------------------|--|
| <b>View:</b>               | Yes : FRASER RIVER   |
| <b>Mgmt. Company:</b>      | DWELL PROPERTY MANAGEMENT - 604-821-2999   |
| <b>Complex / Subdiv:</b>   | WESTPORT   |
| <b>Services Connected:</b> | Electricity,Natural Gas,Sanitary Sewer,Water   |
| <b>Legal:</b>              | STRATA LOT 92, PLAN NWS2747, DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF BED OF FRASER RIVER, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| <b>Amenities:</b>          | Elevator,Garden,In Suite Laundry   |
| <b>Site Influences:</b>    | Central Location,Recreation Nearby,Shopping Nearby,Waterfront Property   |
| <b>Features:</b>           | ClthWsh/Dryr/Frdg/Stve/DW,Intercom,Smoke Alarm   |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.   |
| <b>Listing Broker(s):</b>  | Stonehaus Realty Corp.   |

| Floor | Type            | Dimensions | Floor | Type  | Dimensions |
|-------|-----------------|------------|-------|-------|------------|
| Main  | Kitchen         | 0' x 0'    | Above | Patio | 0' x 0'    |
| Main  | Dining Room     | 0' x 0'    |       |       |            |
| Main  | Living Room     | 0' x 0'    |       |       |            |
| Main  | Primary Bedroom | 0' x 0'    |       |       |            |
| Main  | Bedroom         | 0' x 0'    |       |       |            |
| Main  | Patio           | 0' x 0'    |       |       |            |
| Above | Loft            | 0' x 0'    |       |       |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 1,347 sqft | <b># Of Rooms:</b>                | 8                        | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 0 sqft     | <b># Of Kitchens:</b>             | 1                        | Main                  | 4                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 1                        |                       |                    |                 |
| <b>Finished Floor (Bsmt):</b>  | 0 sqft     | <b>Crawl/Bsmt Height:</b>         |                          |                       |                    |                 |
| <b>Finished Floor (Total):</b> | 1,347 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,347 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

Welcome to Westport's riverfront loft, where modern living meets exceptional convenience. This 2-bed, 2-bath unit with an additional loft space is located in a vibrant community. Enjoy unparalleled access to the New West Quay, featuring an array of shops, restaurants, and nearby transit options, including the SkyTrain. Recently rain screened building with a new roof and repiping ensures peace of mind and longevity. The unit boasts a stunning rooftop patio, perfect for entertaining or simply relaxing while taking in the riverfront views. The spacious loft adds versatility to the living space, making it ideal for a home office, guest room, or additional living area. The beautiful courtyard provides a serene escape, seamlessly connecting to the vibrant Quay. Open House: July 27 & 28 from 12-2