

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

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

View:	Yes : FRASER RIVER
Mgmt. Company:	DWELL PROPERTY MANAGEMENT - 604-821-2999
Complex / Subdiv:	WESTPORT
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	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
Amenities:	Elevator,Garden,In Suite Laundry
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Intercom,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.
Listing Broker(s):	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'			

Finished Floor (Main):	1,347 sqft	# Of Rooms:	8	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):	1,347 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,347 sqft	# Of Pets:	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: Nov 16th from 2-4pm