

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RES
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,900.00
Rear Yard Exp:		Maint. Fee:	882.00	For Tax Year:	2023
View:	Yes			P.I.D.:	016-000-722

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Frame - Wood	Covered Parking:	1
Exterior:	Mixed,Stucco	Parking Access:	Side
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:	Full	Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tile - Concrete	Fixtures Leased:	No
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : riv
Mgmt. Company:	Bayside
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 128, PLAN NWS3235, DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DOCK SQUARE & 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:	Air Cond./Central,Bike Room,Elevator,Garden,In Suite Laundry,Storage
Site Influences:	
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Evergreen West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'8 x 20'2	Main	Laundry	4'11 x 6'
Main	Dining Room	11'9 x 8'11	Above	Family Room	11'9 x 13'5
Main	Kitchen	9'2 x 11'2	Above	Storage	12'11 x 13'3
Main	Eating Area	10'11 x 9'	Above	Storage	12'11 x 7'9
Main	Foyer	4'6 x 5'6			
Main	Bedroom	10'6 x 9'9			
Main	Primary Bedroom	12'11 x 14'1			

Finished Floor (Main):	1,486 sqft	# Of Rooms:	11	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	213 sqft	# Of Kitchens:	1	Main	3	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	3	No
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,699 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,699 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to the Lido, this sought after location won't disappoint. This large 2 bedroom and loft unit provides picturesque river views from both the spacious deck and primary bedroom. The large kitchen has abundant cupboard and storage space. Newer heat pump installed to provide air conditioning to keep things cool on these hot summer days. Take leisurely strolls along the boardwalk taking in river views and around the beautiful grounds viewing the amazing Koi ponds and fountains. This unit has a large storage room on the loft level for all your storage needs and convenience. Close to Save-on-Foods and The Quay with many shops and restaurants to enjoy.