

Depth/Size (ft):	Bedrooms:	2	Approx. Year Built:	2024
Frontage (ft):	Bathrooms:	3	Age:	0
Lot Area:	Full Baths:	2	Zoning:	STRATA
Flood Plain:	Half Baths:	1	Gross Taxes:	\$0.00
Rear Yard Exp:	Maint. Fee:	679.38	For Tax Year:	2024
View:	Yes		P.I.D.:	300-000-682

Style of Home:	Corner Unit	Parking:	Total: 3 - Covered: 3
Construction:	Concrete	Covered Parking:	3
Exterior:	Concrete	Parking Access:	
Foundation:		Parking:	Garage Underbuilding, 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:	Forced Air, Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood	Fixtures Rmvd:	No

View:	Yes : PANORAMIC OCEAN, MTNS, CITY
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity, Natural Gas, Water
Legal:	STRATA LOT 107 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS10169
Amenities:	Club House, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Playground, Recreation Center, Sauna/Steam Room, Storage, Swirlpool/Hot Tub
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave
Bylaw Restrict:	Pets Allowed w/Rest., Rentals Allowed
Listing Broker(s):	RE/MAX Sabre Realty Group, RE/MAX Sabre Realty Group

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	9'1 x 13'6			
Main	Living Room	13'8 x 11'10			
Main	Dining Room	9'3 x 7'			
Main	Foyer	5' x 4'8			
Main	Primary Bedroom	17' x 10'7			
Main	Bedroom	8'11 x 11'6			

Finished Floor (Main):	1,427 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Suite:		Main	5	Yes
Finished Floor (Total):	1,427 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	1,427 sqft	Beds In Bsmt:	0 / 2			
		# Of Pets:				

Indulge in luxury with this brand new 14th floor condo, offering breathtaking ocean, mountain, and city views. Over 1400 sq. ft. of elegant living space features 2 bedrooms and a den, converted into a spacious 2-bedroom haven. The open concept design is perfect for entertaining, with a massive kitchen boasting a huge island, double-sided fireplace, floor-to-ceiling windows, and a 17-ft master bedroom. Step outside to a 536 sq. ft. wrap-around deck and savor panoramic views and stunning sunsets. Enjoy resort-style amenities, a half bath for guests, 3 side-by-side parking stalls, and numerous nearby shopping & restaurants. This is luxury living at its finest!