

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1990
Frontage (ft):		Bathrooms:	2	Age:	34
Lot Area:		Full Baths:	2	Zoning:	RM-6B
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,814.96
Rear Yard Exp:	East	Maint. Fee:	604.23	For Tax Year:	2024
View:	Yes			P.I.D.:	011-753-455

Style of Home:	Upper Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Mixed,Stucco	Parking Access:	Front
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:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Metal,Other	Fixtures Leased:	
Floor Finish:	Mixed,Tile,Carpet	Fixtures Rmvd:	No

View:	Yes : Fraser River
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	Promenade
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 35 DOCK SQUARE, DISTRICT LOT 2239 GROUP 1 AND PART OF THEBED AND FORESHORE OF THE FRASER RIVER NEW WESTMINSTER DISTRICT STRATAPLAN NW2824 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY INPROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA L
Amenities:	Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Vacuum - Built In
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Stonehaus Realty Corp., Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'5 x 4'9	Main	Bedroom	11'9 x 10'4
Main	Dining Room	12'1 x 12'6	Main	Storage	5'8 x 2'9
Main	Living Room	13'1 x 19'9			
Main	Kitchen	13'9 x 10'2			
Main	Eating Area	8'4 x 4'5			
Main	Patio	7'4 x 12'9			
Main	Primary Bedroom	12'3 x 14'10			

Finished Floor (Main):	1,249 sqft	# Of Rooms:	9	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):	1,249 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,249 sqft	# Of Pets:	Cats: No, Dogs: No			

SEE VIRTUAL TOUR! Welcome to Promenade at the QUAY! This spacious 2-bedroom, 2-bathroom unit offers partial views of the Fraser River from its east-facing covered balcony, providing an abundance of natural light through large windows. With over 1,200 sq. ft. of living space, it features an open kitchen, a cozy gas fireplace (included in strata fees), and a large living and dining area. Recent updates include newer washer/dryer, professionally cleaned carpets, and more. The building is well-maintained with updates including windows, sliding doors, balconies, re-piping, roof, elevator, and rain-screening. Amenities include an indoor pool, hot tub, sauna, and gym. Steps from the River Market, Pier Park, restaurants, New West SkyTrain station and more! 1 parking, rentals allowed, no pets.