

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2016
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	3	<b>Age:</b>	8
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	STRATA
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$5,061.99
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	639.00	<b>For Tax Year:</b>	2022
<b>View:</b>	Yes			<b>P.I.D.:</b>	029-810-655

<b>Style of Home:</b>	Corner Unit,Penthouse	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Glass,Mixed	<b>Parking Access:</b>	Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground,Visitor Parking
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	249 - Total Units in Strata: 249
<b># of Fireplaces:</b>		<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Other	<b>Fixtures Leased:</b>	
<b>Floor Finish:</b>	Hardwood	<b>Fixtures Rmvd:</b>	

<b>View:</b>	Yes : 280° , Sunsets, Mountain
<b>Mgmt. Company:</b>	Rancho
<b>Complex / Subdiv:</b>	1123 Westwood
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 246, PLAN EPS3436, SECTION 11, TOWNSHIP 39, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Amenities:</b>	Club House,Elevator,Guest Suite,Pool; Outdoor,Sauna/Steam Room,Swirlpool/Hot Tub,Concierge
<b>Site Influences:</b>	
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Pantry
<b>Bylaw Restrict:</b>	Pets Allowed w/Rest.,Rentals Allowed
<b>Listing Broker(s):</b>	Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	16' x 9'	Main	Laundry	8'8 x 7'2
Main	Living Room	15' x 12'4	Main	Foyer	4'2 x 6'3
Main	Dining Room	15'6 x 10'10			
Main	Primary Bedroom	22'9 x 12'9			
Main	Walk-In Closet	8'3 x 5'5			
Main	Bedroom	10'11 x 12'2			
Main	Pantry	10' x 5'			

<b>Finished Floor (Main):</b>	1,450 sqft	<b># Of Rooms:</b>	9	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	5	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	Yes
<b>Finished Floor (Bsmnt):</b>	0 sqft	<b>Crawl/Bsmnt Height:</b>		Main	2	No
<b>Finished Floor (Total):</b>	1,450 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	1,450 sqft	<b># Of Pets:</b>				

**\*\*SPECTACULAR VIEWS\*\*** This luxury sky home is 1450 sqft & has 1700 sqft of outdoor covered living area. This rare find occupies half the entire floor, soaking up panoramic views & sunrises. The residence emanates grandeur in every respect & is an entertainer's dream. The layout flows perfectly & has 10 ft ceilings. The master bedroom is a whopping 22 X 13 w/t a 5 piece, SPA-LIKE ensuite & w/l closet. The open concept kitchen is a chef's dream with tonnes of upgrades including heated floors & top end S/S appliances, eating bar & much more. 2 side by side private parking stalls is a luxury. There are top rated amenities including concierge, huge outdoor swimming pool & hot tub, massive gym, sauna & yoga studio. Low strata fees as well! This is a MUST SEE!