

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1995
Frontage (ft):		Bathrooms:	1	Age:	29
Lot Area:		Full Baths:	1	Zoning:	RES
Flood Plain:		Half Baths:	0	Gross Taxes:	\$1,655.67
Rear Yard Exp:				For Tax Year:	2024
View:	Yes			P.I.D.:	023-170-344

Style of Home:	1 Storey	Parking:	
Construction:	Concrete	Covered Parking:	
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Add. Parking Avail.,Other
Rain Screen:		Locker:	
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),Balcny(s) Patio(s) Dck(s),Patio(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	

View:	Yes : City
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity
Legal:	STRATA LOT 111, PLAN LMS2093, SECTION 15, RANGE 2, NEW WESTMINSTER LAND DISTRICT, STRATA PHASE 1 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,Exercise Centre,In Suite Laundry,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Microwave
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	8'8 x 13'0			
Main	Living Room	12'1 x 11'10			
Main	Dining Room	10'1 x 5'0			
Main	Kitchen	11'9 x 5'5			
Main	Foyer	3'6 x 5'2			

Finished Floor (Main):	554 sqft	# Of Rooms:	5	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	554 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	None			
Grand Total:	554 sqft	Beds In Bsmt:	0 / 1			
		# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Welcome to The Observatory, where convenience meets breathtaking views! This 1-bedroom, 1-bathroom unit spans 554 sq. ft. and is situated on the 19th floor, offering stunning, panoramic city views from its expansive 100+ sq. ft. deck—perfect for relaxing or entertaining. Enjoy an array of fantastic building amenities, including a fully equipped gym, a rejuvenating hot tub, and a relaxing sauna. With easy access to the SkyTrain, you'll have quick connections to the city's best shopping, dining, and entertainment. Experience high-rise living with unparalleled views and amenities!