

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1991
Frontage (ft):		Bathrooms:	2	Age:	33
Lot Area:		Full Baths:	2	Zoning:	RM-6B
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$3,292.97
Rear Yard Exp:		Maint. Fee:	652.59	For Tax Year:	2024
View:	Yes			P.I.D.:	017-322-421

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	No
Renovations:	Partly	Units in Dev:	307 - Total Units in Strata: 307
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Hardwood,Tile	Fixtures Rmvd:	No

View:	Yes : PANORAMIC RIVER/SUNSET
Mgmt. Company:	ASSOCIA - 604-591-6060
Complex / Subdiv:	RIVIERA
Services Connected:	Community,Electricity,Natural Gas,Sanitary Sewer,Water
Legal:	STRATA LOT 169, PLAN NWS3385, DISTRICT LOT 3981, GROUP 1, 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 1
Amenities:	Elevator,Exercise Centre,Guest Suite,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Fireplace Insert,Freezer,Garage Door Opener,Microwave,Security System,Smoke Alarm
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'8 x 4'10			
Main	Kitchen	13'1 x 11'9			
Main	Dining Room	14'3 x 10'1			
Main	Living Room	17' x 13'9			
Main	Primary Bedroom	15'10 x 13'8			
Main	Bedroom	11'4 x 17'6			
Main	Laundry	5'10 x 7'4			

Finished Floor (Main):	1,421 sqft	# Of Rooms:	7	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	4	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	1,421 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	1,421 sqft	# Of Pets:	2 - Cats: Yes, Dogs: Yes			

Walk in and be WOWED! This SOUTHWEST CORNER is a sprawling 1421sf of immaculately kept space and has PANORAMIC RIVER VIEWS from every room! Gorgeous hardwood floors are in pristine condition with a beautifully renovated kitchen - all new stainless steel appliances, quartz counters, all new lighting, and freshened up paint throughout. Both bedrooms are spacious enough for beds and bedroom furniture with ample closet space. Bonus large laundry room + linen closet! Enjoy the fresh air and views from the wraparound balcony, accessible from every room. Complex has all the condo amenities you could possibly want - pool, sauna, gym, games room, guest suite, and more! - and you're on the river in the heart of it all in historical New Westminster!