

**R2517621**  
Apartment/Condo

**2507 898 CARNARVON STREET**  
New Westminster  
Downtown NW  
V3M 0C3

Residential Attached  
**\$489,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2008**  
 Bedrooms: **1** Age: **12**  
 Lot Area: Bathrooms: **1** Zoning: **CD**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,840.00**  
 Rear Yard: Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$275.00** P.I.D.: **027-756-475**  
 Mgmt. Co's Name: **Ascent Property Management**  
 Mgmt. Co's Phone: **604-431-1800**  
 View: **Yes: City views**  
 Complex / Subdiv: **Azure 1**  
 Services Connected: **Electricity,Storm Sewer,Water**

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Electric**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard,Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage Underbuilding**  
 Locker: **Yes**  
 Dist. to Transit: Dist to School Bus:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Hot Water,Management,Recreation Facility**  
 Legal: **STRATA LOT 116, PLAN BCS3203, NEW WESTMINSTER LAND DISTRICT, MERCHANTS SQUARE; T**  
 Amenities: **Bike Room,Club House,Elev ator,Exercise Centre,In Suite Laundry,Sauna/Steam Room**  
 Site Influences: **Central Location,Recreation Nearby,Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stv e/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 12'			x			x
Main	Kitchen	9' x 8'6"			x			x
Main	Dining Room	12' x 7'6"			x			x
Main	Master Bedroom	10' x 9'			x			x
					x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>618</b>	# of Rooms: <b>4</b> # of Kitchens: <b>1</b> # of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	<b>0</b>	Restricted Age:	2			
Finished Floor (Basement):	<b>0</b>	# of Pets: Cats: Dogs:	3			
Finished Floor (Total):	<b>618 sq. ft.</b>	# or % of Rentals Allowed:	4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest.,Rentals Allowed</b>	5			
Grand Total:	<b>618 sq. ft.</b>	Basement: <b>None</b>	6			
			7			
			8			

Listing Broker(s): **Oneflatfee.ca**

Welcome to Azure I, in the best location in Downtown New Westminster. Amazing walk score with direct access to shopping and New Westminster Skytrain station from the 4th floor! Walking distance to Douglas College and all the Quay has to offer. This well maintained 1 bedroom and 1 bathroom offers new laminate flooring and very functional open layout. On the 25th floor with spectacular views of the city! This unit features stainless Steel appliances, granite countertops, electric fireplace and a large balcony and it's a concrete building, so you won't hear your neighbors! Excellent proactive strata and amenities on the 9th floor which include a full gym, sauna, social room, and a rooftop garden patio. Secured parkade and rentable parking stall. Unit comes with 1 parking and 1 storage.

The enclosed information, while deemed to be correct, is not guaranteed. PREC\* indicates 'Personal Real Estate Corporation'.