

Depth/Size (ft):		Bedrooms:	4	Approx. Year Built:	1989
Frontage (ft):		Bathrooms:	3	Age:	35
Lot Area:		Full Baths:	2	Zoning:	MF
Flood Plain:		Half Baths:	1	Gross Taxes:	\$6,686.94
Rear Yard Exp:		Maint. Fee:	1,660.57	For Tax Year:	2023
View:	Yes			P.I.D.:	011-755-059

Style of Home:	Penthouse	Parking:	Total: 2 - Covered: 2
Construction:	Concrete	Covered Parking:	2
Exterior:	Concrete,Mixed,Stucco	Parking Access:	
Foundation:		Parking:	Garage; Underground
Rain Screen:	Full	Locker:	No
Renovations:	Partly	Units in Dev:	104
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Natural Gas,Radiant	Property Disc:	Yes
Outdoor Area:	Patio(s) & Deck(s)	PAD Rental:	
Type of Roof:	Metal,Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : Panoramic River,Mountain,City
Mgmt. Company:	Wynford Group Management - 604-261-0285
Complex / Subdiv:	The Promenade
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 101, PLAN NWS2824, DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DOCK SQUARE
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Sauna/Steam Room,Swirlpool/Hot Tub,Wheelchair Access
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby
Features:	Air Conditioning,CltHwsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Intercom,Microwave
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Homelife Benchmark Realty Corp., Homelife Benchmark Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 15'0	Above	Living Room	14'9 x 10'1
Main	Dining Room	10'11 x 14'11	Above	Bedroom	16'0 x 12'11
Main	Kitchen	21'2 x 10'2	Above	Bedroom	15'11 x 14'5
Main	Family Room	15'4 x 20'11	Above	Bedroom	18'5 x 10'0
Main	Primary Bedroom	19'2 x 14'8	Above	Storage	9'5 x 6'5
Main	Walk-In Closet	5'1 x 6'4	Above	Storage	7'6 x 8'0
Main	Foyer	8'3 x 8'9			

Finished Floor (Main):	1,778 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,425 sqft	# Of Kitchens:	1	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Above	4	No
Finished Floor (Total):	3,203 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	3,203 sqft	# Of Pets:	Cats: No, Dogs: No			

Welcome to an extraordinary living experience in this stunning 4 bedroom 3 bath PENTHOUSE on the waterfront in New Westminster Quay. This 2 level, 3200 sqft condo redefines luxury with its impeccable features and breathtaking unobstructed River views, perfect for catching a mesmerizing sunrise each morning. As you step inside you'll be captivated by the elegant marble floors and the expansive living area with its floor ceiling windows. Impressive kitchen with 14' island, double convection wall oven, side by side full fridge/freezer & induction cooktop. Luxurious primary bedroom on main with custom closets and an office. 3 additional beds up with AC and a private sitting area. Walk out your doors to the River Walk around the Quay. Here's your chance to live at the top of the world!