

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2009
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	15
<b>Lot Area:</b>		<b>Full Baths:</b>	2	<b>Zoning:</b>	MULTI
<b>Flood Plain:</b>	No	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$2,393.70
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	485.56	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	027-886-867

<b>Style of Home:</b>	Inside Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Concrete	<b>Parking Access:</b>	Front
<b>Foundation:</b>		<b>Parking:</b>	Garage Underbuilding
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>		<b>Units in Dev:</b>	- Total Units in Strata: 204
<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>	Electric	<b>Property Disc:</b>	No
<b>Outdoor Area:</b>	Balcony(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Tile	<b>Fixtures Rmvd:</b>	No

**View:** Yes : YES, PARTIAL RIVER VIEWS

**Mgmt. Company:** QUAY PACIFIC - 604-521-0876

**Complex / Subdiv:** AZURE 2 PLAZA 88

**Services Connected:** Community,Electricity,Natural Gas,Sanitary Sewer,Water

**Legal:** STRATA LOT 7, PLAN BCS3411, NEW WESTMINSTER LAND DISTRICT, MERCHANTS SQUARE; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Bike Room,Club House,Exercise Centre,Sauna/Steam Room,Storage

**Site Influences:** Central Location,Marina Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Microwave

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed,Smoking Restrictions

**Listing Broker(s):** RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	10' x 6'9	Main	Patio	18'10 x 8'6
Main	Kitchen	8'6 x 8'1	Main	Foyer	8'3 x 5'
Main	Living Room	10'7 x 10'6			
Main	Laundry	3' x 3'			
Main	Primary Bedroom	11'1 x 9'2			
Main	Bedroom	10'2 x 8'9			
Main	Walk-In Closet	7'6 x 5'			

<b>Finished Floor (Main):</b>	814 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	4	Yes
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	814 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	814 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to your luxurious oasis overlooking the serene riverfront! This stunning 2-bed,2-bath condo offers a harmonious blend of modern convenience and picturesque views. As you step into the meticulously designed living space, you'll be greeted by fresh paint that accentuates the contemporary elegance of the interior. The open-concept layout seamlessly connects the living, dining,& kitchen area, creating an ideal space for entertaining guests or Sunset BBQ'S relaxing in style. Floor to Ceiling windows invite natural light to flood the rooms. Enjoy Amenities such as Gym, Bike Room, Sauna/Steam, Concierge as well as access to Sky Garden Deck, access to SkyTrain & Mall direct from Lobby where you are steps away from shopping, restaurants, Cineplex, Market.