

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	1990
Frontage (ft):	Bathrooms:	2	Age:	34
Lot Area:	Full Baths:	2	Zoning:	RM-6
Flood Plain:	Half Baths:	0	Gross Taxes:	\$2,937.71
Rear Yard Exp:	Maint. Fee:	782.20	For Tax Year:	2023
View:	Yes		P.I.D.:	015-033-228

Style of Home:	1 Storey,Corner Unit	Parking:	Total: 1 - Covered: 1
Construction:	Concrete	Covered Parking:	1
Exterior:	Concrete,Glass	Parking Access:	
Foundation:		Parking:	Garage Underbuilding
Rain Screen:		Locker:	Yes
Renovations:	Partly	Units in Dev:	- Total Units in Strata: 110
# of Fireplaces:	1 - Fuel: Gas - Natural	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcony(s),Balcny(s) Patio(s) Dck(s)	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Tile,Vinyl/Linoleum,Wall/Wall/Mixed	Fixtures Rmvd:	No

View:	Yes : Water, Mountains & City
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	ANCHOR POINTE
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	STRATA LOT 37 DISTRICT LOT 3981 GROUP 1 STRATA PLAN NW3089 TOGETHER WITH AN INTEREST IN THE COMMON P
Amenities:	Bike Room,Elevator,Exercise Centre,In Suite Laundry,Recreation Center,Storage,Wheelchair Access
Site Influences:	Central Location,Marina Nearby,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	ClthWsh/Dryr/Frdg/Stve/DW,Disposal - Waste,Garage Door Opener,Pantry,Smoke Alarm
Bylaw Restrict:	Pets Not Allowed,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'11 x 17'6	Main	Patio	21'10 x 4'9
Main	Dining Room	10'11 x 9'11	Main	Patio	7'0 x 15'5
Main	Kitchen	13'7 x 7'5			
Main	Primary Bedroom	11'1 x 14'2			
Main	Bedroom	10'8 x 10'9			
Main	Bedroom	10'1 x 13'1			
Main	Foyer	4'3 x 4'2			

Finished Floor (Main):	1,398 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	No
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,398 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,398 sqft	# Of Pets:	Cats: No, Dogs: No			

SPECTACULAR THREE BEDROOM, 2 BATH 1,398 sf Open Concept CORNER UNIT Waterfront Condo with 2 Spacious Balconies & Stunning 270 degree Mountain, City & Water views! Surrounded by floor to ceiling windows, this gorgeous home is flooded with natural light. RENOS: Gourmet Kitchen with SS appliances & granite, modern cabinets, updated bathrooms, custom closet organizers, blinds, NEW Vinyl Plank Flooring & Fresh Paint. Anchor Pointe is a pet-free, Bosa built concrete tower in the heart of the Quay with an Exercise room, Sauna, Party Room, Bike Room, 1 Parking Stall, Locker & on-site Caretaker. EV Charging & extra parking available to rent! Steps to Riverside Boardwalk, Skytrain, Groceries & Restaurants. Only 25 mins to downtown Vancouver by Skytrain. ***OPEN HOUSE CANCELLED***