

Depth/Size (ft):	Bedrooms:	3	Approx. Year Built:	2019
Frontage (ft):	Bathrooms:	3	Age:	5
Lot Area:	Full Baths:	2	Zoning:	RT-3
Flood Plain:	Half Baths:	1	Gross Taxes:	\$4,033.54
Rear Yard Exp:	Maint. Fee:	322.51	For Tax Year:	2023
View:			P.I.D.:	030-819-636

Style of Home:	End Unit	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Mixed	Parking Access:	
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	- Total Units in Strata: 54
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	Yes

View:

Mgmt. Company: ASCENT

Complex / Subdiv: RIVER MEWS

Services Connected: Electricity,Natural Gas,Water

Legal: STRATA LOT 32, PLAN EPS5715, DISTRICT LOT 757, 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 V

Amenities: In Suite Laundry,Playground

Site Influences: Central Location,Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.,Rentals Allowed

Listing Broker(s): Sutton Group - 1st West Realty, Sutton Group - 1st West Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Primary Bedroom	12'7 x 11'1	Below	Foyer	10'3 x 5'1
Above	Bedroom	12'9 x 8'8			
Above	Bedroom	10'8 x 8'8			
Main	Kitchen	11'2 x 9'			
Main	Eating Area	8'9 x 8'4			
Main	Dining Room	11'7 x 8'9			
Main	Living Room	13'4 x 12'1			

Finished Floor (Main):	643 sqft	# Of Rooms:	8	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	652 sqft	# Of Kitchens:	1	Above	3	Yes
Finished Floor (Below):	126 sqft	# Of Levels:	3	Above	3	No
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	1,421 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	1,421 sqft	# Of Pets:				

Popular RIVER MEWS in water front queensborough!! SOUTH EAST facing End unit looking yard!! SIDE BY SIDE garage and extra parking on driveway!! Spacious open concept floorplan with 9ft ceiling in main and large 3 bedrooms upstairs. Less than 5 minutes drive to Queen Elizabeth elementary and Queensborough Middle school, Daycare, Ryall Park, Port Royal Park, Community center, Walmart, Queensborough outlet, Public transit and much more!!! Call now for private showing!!!