

Depth/Size (ft):	0.0	Bedrooms:	2	Approx. Year Built:	2005
Frontage (ft):		Bathrooms:	3	Age:	19
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:		Half Baths:	1	Gross Taxes:	\$11,889.30
Rear Yard Exp:		Maint. Fee:	1,616.51	For Tax Year:	2023
View:	Yes			P.I.D.:	026-252-317

Style of Home:	Corner Unit,Upper Unit	Parking:	Total: 2 - Covered: 2
Construction:	Concrete,Concrete Frame,Frame - Metal	Covered Parking:	2
Exterior:	Aluminum,Glass,Mixed	Parking Access:	
Foundation:		Parking:	Garage; Underground,Visitor Parking
Rain Screen:		Locker:	No
Renovations:		Units in Dev:	- Total Units in Strata: 131
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Electric,Heat Pump,Radiant	Property Disc:	Yes
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Tar & Gravel	Fixtures Leased:	
Floor Finish:	Hardwood,Mixed,Tile,Wall/Wall/Mixed	Fixtures Rmvd:	

View:	Yes : Panoramic Moutains,Ocean,Park
Mgmt. Company:	AWM Alliance Real Estate Group - 604-685-3227
Complex / Subdiv:	
Services Connected:	Community,Electricity,Natural Gas,Water
Legal:	STRATA LOT 75, PLAN BCS1233, DISTRICT LOT PHBI, NEW WESTMINSTER LAND DISTRICT, PHBI, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Amenities:	Air Cond./Central,Bike Room,Elevator,Exercise Centre,Recreation Center,Sauna/Steam Room,Wheelchair Access,Concierge
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Waterfront Property
Features:	Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allwd w/Restrctns
Listing Broker(s):	Royal Pacific Realty Corp., Royal Pacific Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21'1 x 19'	Main	Bedroom	15'9 x 12'8
Main	Kitchen	15'5 x 11'	Main	Flex Room	8' x 6'
Main	Dining Room	21'1 x 8'8	Main	Laundry	8' x 2'6
Main	Foyer	11'2 x 8'6			
Main	Den	10' x 9'			
Main	Primary Bedroom	14'8 x 17'9			
Main	Walk-In Closet	8'10 x 8'1			

Finished Floor (Main):	2,002 sqft	# Of Rooms:	10	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	5	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	4	Yes
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:		Main	2	No
Finished Floor (Total):	2,002 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:				
Grand Total:	2,002 sqft	# Of Pets:				

Water front with UNOBSTRUCTED view to Ocean, Stanley Park, Northshore mountain and Burrard Inlet from every room. This waterfront home at Shaw Tower in Coal Harbour built by renowned developer. Suites have 9ft ceilings with interior designs by Robert Ledingham which incorporates limestone floors, granite counters, glass wall . a spacious den that could be considered a 3rd bedroom. 24-hours concierge, air-conditioning, 2 parkings and 1 storage included. Amazing amenities including theatre room, fully equipped gym, infrared sauna, boardroom. Steps to seawall, convention ctr, skytrain, Stanley Park, restaurants.