

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b> 3	<b>Approx. Year Built:</b> 1990
<b>Frontage (ft):</b>	<b>Bathrooms:</b> 2	<b>Age:</b> 34
<b>Lot Area:</b>	<b>Full Baths:</b> 2	<b>Zoning:</b> C4
<b>Flood Plain:</b>	<b>Half Baths:</b> 0	<b>Gross Taxes:</b> \$3,598.33
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b> 873.48	<b>For Tax Year:</b> 2023
<b>View:</b> Yes		<b>P.I.D.:</b> 017-052-416

<b>Style of Home:</b> Penthouse,Upper Unit	<b>Parking:</b> Total: 1 - Covered: 1
<b>Construction:</b> Concrete	<b>Covered Parking:</b> 1
<b>Exterior:</b> Concrete,Other	<b>Parking Access:</b> Side
<b>Foundation:</b>	<b>Parking:</b> Garage; Underground
<b>Rain Screen:</b>	<b>Locker:</b>
<b>Renovations:</b>	<b>Units in Dev:</b>
<b># of Fireplaces:</b> 1 - Fuel: Gas - Natural	<b>Distance to:</b>
<b>Water Supply:</b> City/Municipal	<b>Title to Land:</b> Freehold Strata
<b>Fuel/Heating:</b> Baseboard,Electric,Natural Gas	<b>Property Disc:</b> Yes
<b>Outdoor Area:</b> Balcny(s) Patio(s) Dck(s),Rooftop Deck	<b>PAD Rental:</b>
<b>Type of Roof:</b> Asphalt	<b>Fixtures Leased:</b> No
<b>Floor Finish:</b>	<b>Fixtures Rmvd:</b> No

**View:** Yes : Fraser River, city & sunsets

**Mgmt. Company:** Associa - 604-591-6060

**Complex / Subdiv:** Plaza Pointe

**Services Connected:** Electricity,Natural Gas

**Legal:** STRATA LOT 72, BLOCK 22, PLAN NWS3436, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THECOMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

**Amenities:** Elevator,Exercise Centre,In Suite Laundry,Pool; Indoor,Swirlpool/Hot Tub,Wheelchair Access

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

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

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

**Listing Broker(s):** Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'8 x 15'1	Main	Laundry	9'8 x 7'
Main	Dining Room	11'6 x 10'8			
Main	Kitchen	12'5 x 8'0			
Main	Primary Bedroom	14'2 x 13'6			
Main	Bedroom	10'2 x 9'8			
Main	Bedroom	12' x 9'4			
Main	Foyer	13' x 11'			

<b>Finished Floor (Main):</b> 1,551 sqft	<b># Of Rooms:</b> 8	<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	3	No
<b>Finished Floor (Bsmt):</b> 0 sqft	<b>Crawl/Bsmt Height:</b>			
<b>Finished Floor (Total):</b> 1,551 sqft	<b>Basement:</b> None			
<b>Unfinished Floor:</b> 0 sqft	<b># or % of Rentals Allowed:</b>			
<b>Grand Total:</b> 1,551 sqft	<b># Of Pets:</b> 2 - Cats: Yes, Dogs: Yes			

Massive 3 bedroom penthouse with views of the Fraser River, and captivating sunsets. Located in the heart of downtown New Westminster, and walking distance to shopping, transit and skytrain. All 3 bedrooms have floor to ceiling windows with views, and the wrap around deck spans the entire length of the suite. Oversized living room with plenty of room for a formal dining table, bright functional kitchen, large enough to have an additional table for the eating area. Large primary bedroom can fit a king bed plus nightstands, this is unheard of with condo living. Amenities include gym and indoor pool, 2 pets and rentals are allowed. Priced below assessed value.