

Depth/Size (ft):		Bedrooms:	2	Approx. Year Built:	1993
Frontage (ft):		Bathrooms:	2	Age:	31
Lot Area:		Full Baths:	2	Zoning:	RM6AC4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$2,607.42
Rear Yard Exp:		Maint. Fee:	523.07	For Tax Year:	2023
View:	Yes			P.I.D.:	018-095-411

Style of Home:	Corner Unit,Penthouse	Parking:	Total: 1 - Covered: 1
Construction:	Concrete,Concrete Block	Covered Parking:	1
Exterior:	Concrete,Glass,Mixed	Parking Access:	Front
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	
# of Fireplaces:		Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	Yes
Outdoor Area:	Patio(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Laminate	Fixtures Rmvd:	No

View:	Yes : Water and City
Mgmt. Company:	FIRST SERVICE RESIDENTIAL - 954-926-2921
Complex / Subdiv:	Westminster Towers
Services Connected:	Community,Electricity,Water
Legal:	STRATA LOT 95 BLOCK 23 NEW WESTMINSTER DISTRICT STRATA PLAN LMS729 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
Amenities:	Elevator,Garden
Site Influences:	
Features:	
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Royal LePage - Wolstencroft, Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	4'4 x 5'5			
Main	Primary Bedroom	11'4 x 13'0			
Main	Walk-In Closet	8'0 x 4'0			
Main	Living Room	12'9 x 11'4			
Main	Dining Room	11'1 x 8'1			
Main	Kitchen	8'1 x 7'10			
Main	Bedroom	12'2 x 10'11			

Finished Floor (Main):	953 sqft	# Of Rooms:	7	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	Yes
Finished Floor (Below):	0 sqft	# Of Levels:	1	Main	3	Yes
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	953 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100			
Grand Total:	953 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Don't pass up the chance to own a penthouse in downtown New Westminster. This spacious penthouse features 2 bedrooms, 2 bathrooms, and a large balcony with a west and north exposure. The functional layout includes laminate flooring, an updated kitchen with marble countertops, fridge, and stove. The location offers convenience with the New West SkyTrain, Douglas College, movie theatre, Safeway, New West Quay, and more nearby. The well-managed building has undergone re-piping in 2016, exterior caulking and painting, and balcony updates in 2012. Whether for investment or urban living, this property is a must-see! Virtual Tour <https://tinyurl.com/msfajknm>