

|                         |           |                    |        |                            |             |
|-------------------------|-----------|--------------------|--------|----------------------------|-------------|
| <b>Depth/Size (ft):</b> |           | <b>Bedrooms:</b>   | 2      | <b>Approx. Year Built:</b> | 2003        |
| <b>Frontage (ft):</b>   |           | <b>Bathrooms:</b>  | 3      | <b>Age:</b>                | 21          |
| <b>Lot Area:</b>        |           | <b>Full Baths:</b> | 2      | <b>Zoning:</b>             | CD          |
| <b>Flood Plain:</b>     |           | <b>Half Baths:</b> | 1      | <b>Gross Taxes:</b>        | \$3,564.69  |
| <b>Rear Yard Exp:</b>   | Northeast | <b>Maint. Fee:</b> | 881.84 | <b>For Tax Year:</b>       | 2023        |
| <b>View:</b>            | Yes       |                    |        | <b>P.I.D.:</b>             | 025-475-606 |

|                         |                             |                         |                       |
|-------------------------|-----------------------------|-------------------------|-----------------------|
| <b>Style of Home:</b>   | 2 Storey,Penthouse          | <b>Parking:</b>         | Total: 2 - Covered: 2 |
| <b>Construction:</b>    | Concrete                    | <b>Covered Parking:</b> | 2                     |
| <b>Exterior:</b>        | Brick,Concrete              | <b>Parking Access:</b>  | Front                 |
| <b>Foundation:</b>      |                             | <b>Parking:</b>         | Garage; Underground   |
| <b>Rain Screen:</b>     | Full                        | <b>Locker:</b>          | Yes                   |
| <b>Renovations:</b>     | Completely                  | <b>Units in Dev:</b>    | 236                   |
| <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,Heat Pump,Radiant | <b>Property Disc:</b>   | Yes                   |
| <b>Outdoor Area:</b>    | Balcony(s),Rooftop Deck     | <b>PAD Rental:</b>      |                       |
| <b>Type of Roof:</b>    | Other,Tar & Gravel          | <b>Fixtures Leased:</b> | No                    |
| <b>Floor Finish:</b>    | Laminate,Tile               | <b>Fixtures Rmvd:</b>   | No                    |

|                            |   |
|----------------------------|---|
| <b>View:</b>               | Yes : Panoramic View Mountain & City  |
| <b>Mgmt. Company:</b>      | Ascent Real Estate Corp - 604-431-1800  |
| <b>Complex / Subdiv:</b>   | Mayfair Place   |
| <b>Services Connected:</b> | Community   |
| <b>Legal:</b>              | STRATA LOT 117, PLAN BCS40, DISTRICT LOT 171, 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 |
| <b>Amenities:</b>          | Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Pool; Indoor,Recreation Center,Sauna/Steam Room,Swirlpool/Hot Tub   |
| <b>Site Influences:</b>    | Central Location,Private Setting,Private Yard,Recreation Nearby,Shopping Nearby   |
| <b>Features:</b>           | Air Conditioning,Clothes Washer/Dryer,Dishwasher,Drapes/Window Coverings,Microwave,Oven - Built In,Range Top,Refrigerator,Smoke Alarm,Sprinkler - Fire  |
| <b>Bylaw Restrict:</b>     | Pets Allowed w/Rest.,Rentals Allowed  |
| <b>Listing Broker(s):</b>  | Sutton Group-West Coast Realty  |

| Floor | Type            | Dimensions  | Floor | Type           | Dimensions |
|-------|-----------------|-------------|-------|----------------|------------|
| Main  | Living Room     | 12'3 x 10'8 | Above | Walk-In Closet | 4'5 x 6'6  |
| Main  | Dining Room     | 12'1 x 12'3 | Above | Bedroom        | 12'9 x 9'  |
| Main  | Kitchen         | 17'2 x 8'3  | Main  | Patio          | 26'7 x 5'4 |
| Main  | Office          | 11'2 x 10'1 | Main  | Patio          | 3'7 x 15'  |
| Main  | Foyer           | 4'6 x 5'4   | Above | Patio          | 19'3 x 2'7 |
| Main  | Storage         | 10'9 x 6'10 |       |                |            |
| Above | Primary Bedroom | 13'8 x 11'4 |       |                |            |

|                                |            |                                   |                          |                       |                    |                 |
|--------------------------------|------------|-----------------------------------|--------------------------|-----------------------|--------------------|-----------------|
| <b>Finished Floor (Main):</b>  | 904 sqft   | <b># Of Rooms:</b>                | 12                       | <b>Bathroom Floor</b> | <b># of Pieces</b> | <b>Ensuite?</b> |
| <b>Finished Floor (Above):</b> | 755 sqft   | <b># Of Kitchens:</b>             | 1                        | Main                  | 2                  | No              |
| <b>Finished Floor (Below):</b> | 0 sqft     | <b># Of Levels:</b>               | 2                        | Above                 | 5                  | Yes             |
| <b>Finished Floor (Bsmnt):</b> | 0 sqft     | <b>Crawl/Bsmnt Height:</b>        |                          | Above                 | 3                  | No              |
| <b>Finished Floor (Total):</b> | 1,659 sqft | <b>Basement:</b>                  | None                     |                       |                    |                 |
| <b>Unfinished Floor:</b>       | 0 sqft     | <b># or % of Rentals Allowed:</b> |                          |                       |                    |                 |
| <b>Grand Total:</b>            | 1,659 sqft | <b># Of Pets:</b>                 | 2 - Cats: Yes, Dogs: Yes |                       |                    |                 |

PENTHOUSE WITH PANORAMIC VIEW- Fraser River & mountain! at Mayfair. NE facing, 3 or 2 bedrooms plus den, 2 storey, 9' ceiling, this penthouse was completely & professionally renovated in 2021 with top notch design and workmanship. Kitchen comes with an oversized quartz kitchen island, functional cabinets & floor to ceiling glass feature wall, not to mention Miele appliances & Sub Zero refrigerator. Upper floor is air-conditioned, radiant heating on all bathroom floors, smart home control, 2 side-by-side parking stalls with EV charging facilities. Either zipping coffee at one of the 3 roof decks, swimming in the indoor pool, strolling in the City in The Park garden, or walking 6 min to sky-train station, 25 min ride to downtown, luxurious living & Convenience are all in one place!