

Lot Dimensions (ft):	0 x	Bedrooms:	3	Approx. Year Built:	1997
Frontage (ft):		Bathrooms:	2	Age:	29
Lot Area:		Full Baths:	2	Zoning:	CD-1
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$4,384.30
Rear Yard Exp:		Maint. Fee:	938.77	For Tax Year:	2025
View:	Yes			P.I.D.:	023913932

Style of Home:		Parking:	Total: 2 - Covered: 2
Construction Materials:	Concrete, Concrete (Exterior), Glass (Exterior)	Covered Parking:	2
Foundation:	Concrete Perimeter	Parking Features:	Garage Under Building, Side Access
Rain Screen:	No	Locker:	1
Renovations:		Units in Dev:	152 - Total Units in Strata: 152
# of Fireplaces:	1 - Fuel: Gas	Distance to:	Public Transit: 1 Blk - School Bus: 1 Blk
Water Supply:	Public	Title to Land:	Freehold Strata
Fuel/Heating:	Electric, Heat Pump, Natural Gas	Property Disc:	Yes
Outdoor Area:	Garden, Balcony	PAD Rental:	
Type of Roof:	Torch-On	Fixtures Leased:	No
Floor Finish:	Hardwood, Carpet	Fixtures Rmvd:	No

View:	Yes : Panoramic water & City views
Mgmt. Company:	Wynford Group - 604-261-0285
Complex / Subdiv:	Viceroy / City Gate
Services Connected:	Electricity Connected, Natural Gas Connected, Water Connected
Legal:	STRATA LOT 50, PLAN LMS2972, DISTRICT LOT 2037, GROUP 1 NEW WESTMINSTER DISTRICT, UNDIV 1345/166019 UNDIV SHAREIN COM PROP THEREIN TOGETHER WITH A INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
Amenities:	Exercise Centre, Recreation Facilities, Sauna/Steam Room, Caretaker, Maintenance Grounds, Gas, Hot Water, Management
Site Influences:	Central Location, Marina Nearby, Recreation Nearby
Features:	Washer/Dryer, Dishwasher, Refrigerator, Stove, Microwave, Oven, Garage Under Building, Side Access, Indoor, Shopping Nearby, Elevator, Storage, Swirlpool/Hot Tub, Gas, Window Coverings, Wheelchair Access, Central Location, Marina Nearby, Recreation Nearby, In Unit, Garden, Balcony
Bylaw Restrict:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions
Listing Broker(s):	

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'8 x 14'1	Main	Other	8'8 x 8'3
Main	Dining Room	12'7 x 11'3	Main	Other	8'1 x 5'2
Main	Kitchen	11'9 x 8'9			
Main	Foyer	7'8 x 4'3			
Main	Primary Bedroom	14'6 x 13'5			
Main	Bedroom	13'6 x 11'8			
Main	Bedroom	11'11 x 10'6			

Finished Floor (Main):	1,484 sqft	# Of Rooms:	9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	3	0
Finished Floor (Below):	0 sqft	# Of Levels:	One	Main	4	1
Finished Floor (Bsmt):	0 sqft	Crawl/Bsmt Height:				
Finished Floor (Total):	1,484 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	1,484 sqft	Pets Allowed:	Cats OK, Dogs OK, Number Limit (Two), Yes With Restrictions			

Spectacular 180* views of False Creek Waterfront, Mountains, Olympic village, Cityscapes and Sunsets from this large 1484 sq.ft. 3 bedroom condo. Water Views from all living areas and bedrms. Fully renovated with top of the line appliances and materials. Bright open modern kitchen has European cabinets, Caesar stone counters, built-in steam oven, induction cook top, breakfast bar. Entry and kitchen have Merrato solid hardwood floors, and living/dinning areas have "wool" wall to wall carpeting. Newer modern gas fireplace. Front corner bedrm/Familyrm has stunning "custom cast" floor to ceiling Glass door. Just steps to the seawall and all that this beautiful location and city have to offer. New St. Paul's Hospital is 1 Blk away. Open house Sat. & Sun. 2 - 4