

Presented by:

## Jordan Macnab PREC\*

Royal LePage Elite West Phone: 604-551-5695 http://www.themacnabs.com jordan@theMACNABs.com



R3002898

Board: V Apartment/Condo **425 22 E ROYAL AVENUE** 

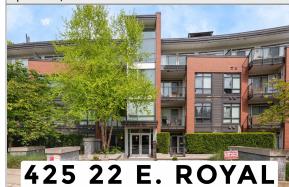
**New Westminster** Fraserview NW V3L 0H1

Residential Attached

Tour: Virtual Tour URL

\$1,099,000 (LP)

(SP) M



Original Price: **\$1,099,000** Sold Date: Frontage (feet): Meas. Type: **Feet** Frontage (metres): Approx. Year Built: 2015 Depth / Size (ft.): Bedrooms: Age: 10 2 Lot Area (sq.ft.): 0.00 Bathrooms: 2 Zoning: RM-5A Flood Plain: 2 Gross Taxes: \$3,301.14 Full Baths: Council Apprv?: Half Baths: 0 For Tax Year: 2024 Exposure: Southeast Maint. Fee: \$524.25 Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 029-782-601 Mgmt. Co's Name:

Mgmt. Co's Phone:

2020

View: Yes: Fraser River + Baker

Complex / Subdiv: The Lookout

Services Connected: Community, Electricity, Natural Gas, Sanitary Sewer

City/Municipal Sewer Type:

Style of Home: 2 Storey, Penthouse Construction: Frame - Wood

Brick, Glass, Wood Exterior: **Concrete Perimeter** Foundation:

Rain Screen:

Renovations: Completely

City/Municipal Water Supply:

Fireplace Fuel: **Electric** Fuel/Heating: **Electric** Outdoor Area: Patio(s) Type of Roof: Tile - Concrete

Covered Parking: 2 Parking Access: Parking: Garage; Underground, Visitor Parking Locker: Y

Dist. to School Bus: Close Dist. to Public Transit: Close Units in Development: 115 Total Units in Strata:

Title to Land: Freehold Strata

Metered Water: R.I. Fireplaces: Property Disc.: Yes # of Fireplaces: 1 Fixtures Leased: Fixtures Rmvd: Floor Finish:

Maint Fee Inc: Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal

Reno. Year:

R.I. Plumbing:

STRATA LOT 105, PLAN EPS3217, DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST Legal:

IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage Amenities:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby, Waterfront Property
Features: ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Sprinkler -

Floor	Туре	Dimensions	Floor	Туре	Dimensions	Floor	Туре	Dimensions
Main	Kitchen	11'11 x 13'9			x			x
Main	Dining Room	12'2 x 8'			x			x
Main	Living Room	13'10 x 11'8			x			x
Main	Primary	11'3 x 10'6			x			x
Main	Walk-In Closet	7'8 x 3'4			x			x
Main	Bedroom	9'3 x 8'9			x			x
Main	Patio	35'7 x 7'10			x			x
Main	Patio	11'9 x 8'1			x			x
Above	Patio	36'9 x 13'6			x			x
		X			x			x

		`					^				^
Finished Floor (Main):	893	# of Rooi	ns: <b>9</b>	# of Kitche	ns: <b>1</b>	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	86	Crawl/Bsr	nt. Heigl	ht:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted	d Age:				2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets	:	Cats:	D	ogs:	3				Pool:
Finished Floor (Total):	979 sq. ft.	# or % o	f Rentals	Allowed:			4				Garage Sz:
		Bylaws: I	Pets Allo	owed w/Re	st., Re	entals Allowed	5				Grg Dr Ht:
Unfinished Floor:	0						6				"
Grand Total:	979 sq. ft.	Basemen	t: None				7				
							8				

Listing Broker(s): Royal LePage Elite West

Top 5 reasons why this PENTHOUSE will move quick. #1. ROOFTOP DECK - Huge 570 sq/ft patio has a hot tub & is plumbed for gas bbq + firepit. The views up here are amazing. See Floor Plan #2. LAY-OUT - 2 beds are separated & have their own access to the main level long deck. 2 full sized baths + open kitchen concept. #3. UPGRADES - The unit was completely renovated in 2020 with new counters, flooring, paint, elec fireplace, live edge mantle, updated bathrooms, lightning + crown and mouldings. This place is mint. #4. LOCATION - Victoria Hills finest residence "The Look-Out". Tucked in towards the river with lots of visitor parking. Concierge on site. Easy access to everything New West has to offer. #5. PRICE - All this for under \$1.2 is unheard off. 2 Parking + Locker. Book your Showing TODAY