



Presented by:  
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**Active**  
**R3002898**  
Board: V  
Apartment/Condo

**425 22 E ROYAL AVENUE**

New Westminster  
Fraserview NW  
V3L 0H1

Residential Attached

**\$1,099,000** (LP)

(SP)



**425 22 E. ROYAL**

Sold Date:	Frontage (feet):	Original Price: <b>\$1,099,000</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Approx. Year Built: <b>2015</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>10</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM-5A</b>
Flood Plain:	Full Baths: <b>2</b>	Gross Taxes: <b>\$3,301.14</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2024</b>
Exposure: <b>Southeast</b>	Maint. Fee: <b>\$524.25</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>029-782-601</b>
Mgmt. Co's Name:		Tour: <b>Virtual Tour URL</b>
Mgmt. Co's Phone:		
View:	<b>Yes: Fraser River + Baker</b>	
Complex / Subdiv:	<b>The Lookout</b>	
Services Connected:	<b>Community, Electricity, Natural Gas, Sanitary Sewer</b>	
Sewer Type:	<b>City/Municipal</b>	

Style of Home: <b>2 Storey, Penthouse</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground, Visitor</b>	Parking: <b>Garage; Underground, Visitor</b>	Locker: <b>Y</b>
Exterior: <b>Brick, Glass, Wood</b>			Dist. to School Bus: <b>Close</b>
Foundation: <b>Concrete Perimeter</b>	Reno. Year: <b>2020</b>	Dist. to Public Transit: <b>Close</b>	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: <b>115</b>	
Renovations: <b>Completely</b>		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel: <b>Electric</b>	R.I. Fireplaces:	Fixtures Leased: <b>:</b>	
Fuel/Heating: <b>Electric</b>	# of Fireplaces: <b>1</b>	Fixtures Rmvd: <b>:</b>	
Outdoor Area: <b>Patio(s)</b>		Floor Finish:	
Type of Roof: <b>Tile - Concrete</b>			

Maint Fee Inc: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **STRATA LOT 105, PLAN EPS3217, DISTRICT LOT 115, 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**  
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage**

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	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	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): <b>893</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>86</b>	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>979 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>979 sq. ft.</b>	Basement: <b>None</b>			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**