

Presented by:
Ian Watt
 Sutton West Coast
 Phone: 604-714-1700 Cell: 604-999-9426
 Email: ianwatt@ianwatt.ca
 Website: www.ianwatt.ca

New Westminster, Quay Residential Attached
SPH1 1185 QUAYSIDE DR, V3M 6T8 MLS# V975858 **Active**



List Price: \$1,950,000 Previous Price:

Subdiv/Complex: RIVIERA MANSIONS

Frontage:	Approx Yr Blt:	1995	PID:	019-205-961
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	17	Zoning:	ST APT
Exposure:	Bedrooms:	3	Taxes:	\$3,645 (2012)
Stories in Bldg:	Bathrooms:	3	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	1	Apprvl Reqd:	

Fixtures Lsd:
 Fixt Removed: N
 View: Y - THE FRASER RIVER & BEYOND

Style of Home:	Penthouse, Corner Unit	Total Parking:	4	Covered Parking:	4
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	312
Flooring:	Hardwood, Mixed, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Forced Air, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-591-6060	Maint Fee:	\$1315.00		

Maint Charge Incl: Caretaker, Gardening, Hot Water, Management

Legal: PL NWS3385 LT 303 DL 3981 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.
 Amenities: Exercise Centre, Garden
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 20'	Main F.	Patio	54' X 18'			
Main F.	Kitchen	21' X 18'	Main F.	Patio	25' X 6'			
Main F.	Dining	22' X 12'	Main F.	Patio	25' X 5'			
Main F.	Nook	16' X 11'	Main F.	Patio	25' X 5'			
Main F.	Entrance Hall	19' X 13'						
Main F.	Media Room	20' X 16'						
Main F.	Master Bedroom	24' X 15'						
Main F.	Walk-In Closet	23' X 15'						
Main F.	Bedroom	16' X 11'						
Main F.	Bedroom	15' X 14'						

Floor Area (SqFt):	Total # Rooms:	14	Bathrooms
Finished Floor Area Main:	4,230	Finished Levels:	1
Finished Floor Area Up:	0	Basement Area:	None
Finished Floor Area Down:	0		
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	4,230	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	4,230		8

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

One of the most sophisticated, elegant, timeless, and luxurious residences in Greater Vancouver. This sub-penthouse, that was originally purchased as two units was combined in to one amazing home, boasts over 5000 square feet of usable space and with over \$800,000 invested in interior finishing, this penthouse has to be seen to be appreciated. Visit the realtors website for photos, floor plan, video and more. Showings by appointment only for qualified parties only.