



# Presented by: Jason Dryburgh PREC\*

Keller Williams Elite Realty  
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**Active**  
**R2502040**  
Board: V  
Apartment/Condo

**802 1245 QUAYSIDE DRIVE**  
New Westminister  
Quay  
V3M 6J6

Residential Attached  
(LP)   
(SP)



Sold Date:  
Meas. Type:  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **Yes**  
Council Apprv?:  
Exposure:  
If new, GST/HST inc?:  
Mgmt. Co's Name: **ASSOCIA**  
Mgmt. Co's Phone: **604-591-6060**  
View: **Yes: CITY & RIVER**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$485.73**

Approx. Year Built: **1990**  
Age: **30**  
Zoning: **MULTI**  
Gross Taxes: **\$2,499.75**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **No**  
P.I.D.: **016-780-302**  
Tour:

Style of Home: **1 Storey**  
Construction: **Concrete**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Gas - Natural**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Other**

Reno. Year:  
R.I. Plumbing:  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Underground**  
Locker: **N**  
Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**  
Units in Development:  
Title to Land: **Freehold Strata** Total Units in Strata:

Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Other**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gas, Management, Recreation Facility**  
Legal: **STRATA LOT 38, PLAN NWS3385, DISTRICT LOT 3981, 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 1**  
Amenities: **Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub, Wheelchair Access**

Site Influences: **Central Location, Marina Nearby, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'2 x 5'3			x			x
Main	Kitchen	10'10 x 9'6			x			x
Main	Dining Room	13'7 x 10'6			x			x
Main	Living Room	13'3 x 14'5			x			x
Main	Master Bedroom	12'0 x 15'11			x			x
Main	Bedroom	9'5 x 12'1			x			x
Main	Pantry	6'7 x 5'3			x			x
Main	Laundry	5'3 x 5'11			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,281</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	<b>Main</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>1,281 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allowed</b>			5				Grg Dr Ht:
Grand Total:	<b>1,281 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **Keller Williams Elite Realty**

**CITY+WATER+CENTRAL. 5 Reasons to celebrate the BEST opportunity in QUAYSIDE's RIVIERA 1)VIEWS.Enjoy changing colours day+night with sunny SouthWest Exposure onlooking the river & city lights fromliving, BOTH beds & cozy 72ft terrace w/access of Bed+Living! 2)SPACE. Bright+airy sprawling 1281ft home in the sky, perfect balance of open concept/traditional. 2 Huge Beds+2 Baths. Kitchen w/StainlessApps+Large Pantry. Full Laundry Room w/Upgraded W/D 3)PRIDE. Immaculate & well loved over decades.Proactive Strata: Spotless+modern common areas & exterior will impress. Healthy Contingency Fund4)AMENITIES. Resort Living! Indoor Pool+Hot Tub, Expansive Gym, Sauna, Guest Suite 5)LOCATION.Lifestyle Dream-Walk to the Quay, Markets, Shopping, Transit & Local Hotspots at your Fingertips. DON'T MISS.**

REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 09/24/2020 04:11 PM  
PREC\* indicates 'Personal Real Estate Corporation'.



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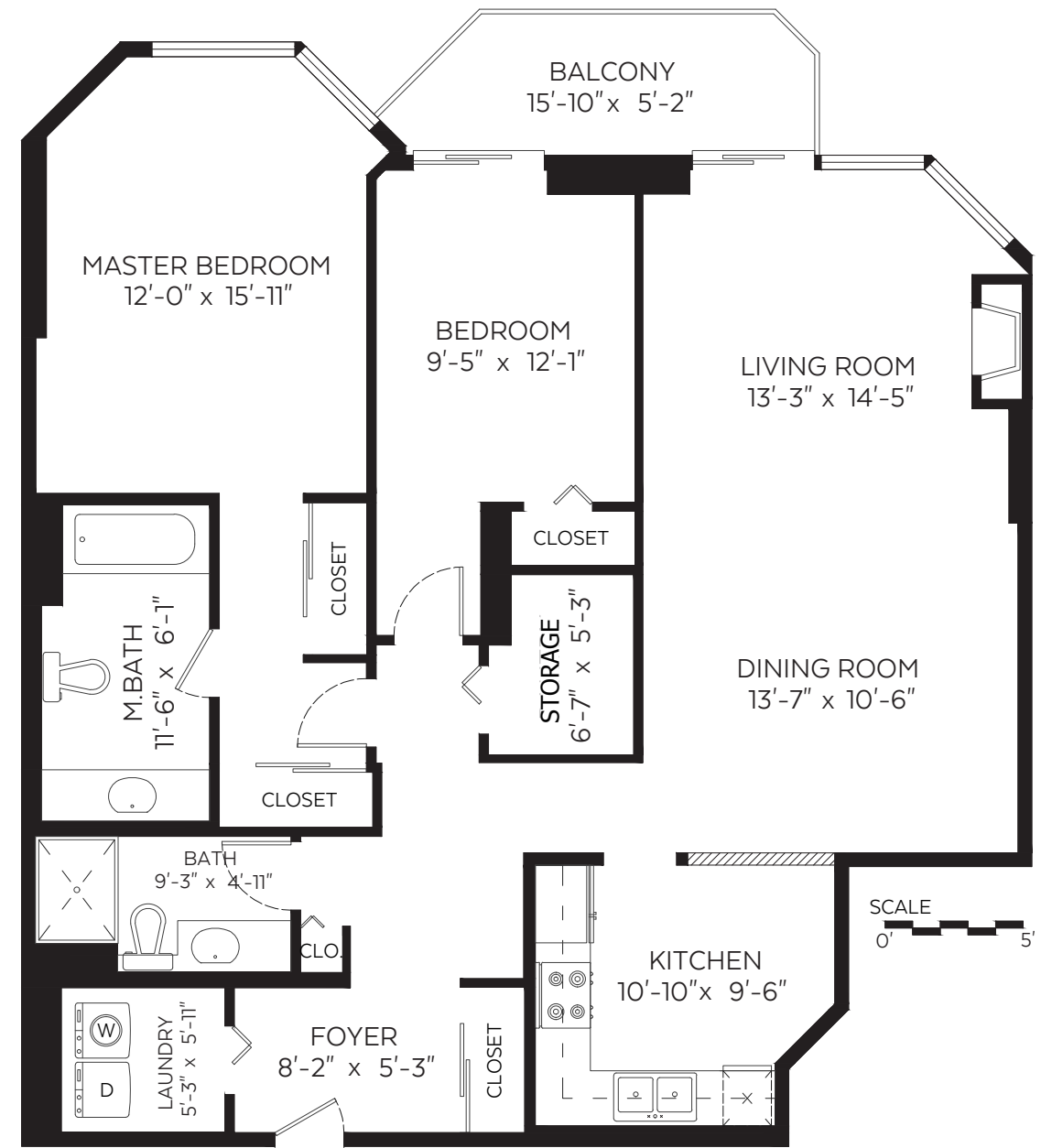


**Jason Dryburgh**  
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Main Floor: 1,281 sq.ft.

**Auxiliary Area**

Balcony: 72 sq.ft.



Measured on: September 22, 2020

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