



Presented by:  
**Jason Dryburgh PREC\***

Keller Williams Elite Realty

https://MRKTrealtors.com  
jason@mrktrealtors.com



**R2808617**

Board: V  
Townhouse

**2 629 SOUTH DYKE ROAD**

New Westminster  
Queensborough  
V3M 0N3

Residential Attached

**\$1,118,000 (LP)**

(SP) **M**



Sold Date: If new,GST/HST inc?: Original Price: **\$1,118,000**  
Meas. Type: Bedrooms: **3** Approx. Year Built: **2023**  
Frontage(feet): Bathrooms: **3** Age: **0**  
Frontage(metres): Full Baths: **2** Zoning: **RT-3A**  
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$0.00**  
Sq. Footage: **0.00** For Tax Year: **2022**  
Flood Plain: P.I.D.: **031-898-696** Tax Inc. Utilities?: **No**  
View: **Yes : RIVERFRONT + CITY LIGHTS +** Tour: **Virtual Tour URL**  
Complex / Subdiv: **CHANNEL | PENNYFARTHING**  
First Nation  
Services Concnctd: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**

Construction: **Frame - Wood**

Exterior: **Brick, Glass, Fibre Cement Board**

Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Gas - Natural**

Fuel/Heating: **Electric, Natural Gas**

Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **3** Covered Parking: **2** Parking Access:

Parking: **Garage; Double**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 2, PLAN EPS8884, DISTRICT LOT 757, 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: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**

Features: **CltWhsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Finished Floor (Main): **638**  
Finished Floor (Above): **647**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **101**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,386 sq. ft.**  
Unfinished Floor: **0**

Grand Total: **1,386 sq. ft.**

Units in Development: **16**

Exposure:

Mgmt. Co's Name: **RANCHO MGT. SVC.**

Maint Fee: **\$214.35**

Maint Fee Includes: **Management**

Tot Units in Strata:

Stores in Building:

Mgmt. Co's #: **604-684-4508**

Council/Park Apprv?:

Locker:

Suite: **None**

Basement: **None**

Crawl/Bsmt. Ht: # of Levels: **3**

# of Kitchens: **1** # of Rooms: **9**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age: # of Pets: Cats: Dogs:

# or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Allwd?: **No**

Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Dining Room	11'14 x 11'3	Below	Utility	3'1 x 10'6	1	Main	2	No
Main	Kitchen	11'5 x 10'11				2	Above	4	Yes
Main	Living Room	17'11 x 12'5				3	Above	4	No
Above	Primary Bedroom	11'3 x 9'4				4			
Above	Walk-In Closet	7'11 x 4'7				5			
Above	Bedroom	9'3 x 10'8				6			
Above	Bedroom	8'5 x 10'10				7			
Below	Foyer	3'8 x 13'4				8			

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

**A RIVERFRONT DREAM.** Presenting a brand NEWLY BUILT+MOVE-IN ready designer home perfectly positioned along a quiet stretch of the Fraser River for four seasons of NATURE+SERENITY. A boutique collection of 16 luxury homes built by PENNYFARTHING, designed to perfection by Brittany Gudewill. This 3 bed/3 bath bright+airy home lives much larger, inc EXPANSIVE 391ft ROOFTOP terrace inc/gas, power, TV rough-in & water, a true extension of living. Enjoy high QUALITY finishing top-bottom.. Chef inspired kitchen w/stainless apps inc/gas range, Ceasarstone quartz, custom cabinetry, matte black pendants. Gorgeous baths inc/frameless glass showers w/rainhead. Gas F/P w/concrete surround, solid core doors & more. Close to Parks, schools, waterfront trails! Nearby ferry to vibrant New West Quay. BEAUTY!

REA Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC\* indicates 'Personal Real Estate Corporation'. 08/22/2023 01:30 PM



**2-629 S DYKE ROAD | NEW WESTMINSTER**

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com



**MRKT.**

OWN  
YOUR  
MARKET

	sq ft	sq ft	sq ft
<b>Total Livable:</b>	<b>1,386</b>		
Main	638		
Upper	647		
Lower	101		
<b>Total:</b>	<b>914</b>	<b>523</b>	<b>391</b>
Garage/Utility		523	
Rooftop Deck			391

JASON DRYBURGH  
PERSONAL REAL ESTATE CORPORATION  
team@MRKTrealtors.com • 604 839 3004

**MRKT.**  
REAL ESTATE GROUP

**2-629 South Dyke Road**  
New Westminster, BC

**2-629 S DYKE ROAD | NEW WESTMINSTER**

604 839 3004 team@MRKTrealtors.com MRKTrealtors.com



Rooftop Deck: 391 sq ft

Lower Floor: 101 sq ft

Upper Floor: 647 sq ft

Main Floor: 638 sq ft



Total square foot calculated to gross unit area. SQFT based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area. This is for marketing purposes only and is not intended for architectural/construction use. All details, sizes & placements should be considered approximate within +/- 2% tolerance.

