

Active
R2336510
 Board: V, Attached
 Apartment/Condo

2004 8 LAGUNA COURT

New Westminster
 Quay
 V3M 6M6

\$799,000 (LP)
 (SP)



DOM: 7	List Date: 1/28/2019	Expiry Date: 6/30/2019
Prev. Price: \$0	Original Price: \$799,000	Sold Date:
Meas. Type:	Frontage (feet):	Approx. Year Built: 1992
Depth/Size:	Frontage (metres):	Age: 27
Sq. Footage: 0.00	Bedrooms: 2	Zoning: RMW-3B
Flood Plain:	Bathrooms: 2	Gross Taxes: \$2,982.25
Exposure:	Full Baths: 2	For Tax Year: 2018
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
P.I.D.: 017-443-784	Council Apprv?:	Maint. Fee: \$542.26
View: No : RIVER AND MOUNTAINS		Tour:
Mgmt. Co's Name: RE/MAX DWELL PROP.		Mgmt. Co #: 604-821-2999
Complex / Subdiv: EXCELSIOR		
Services Connctd: Electricity, Sanitary Sewer		

Style of Home: **Penthouse**
 Construction: **Concrete, Other**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Propane**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt, Metal, Other**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **No**
 Dist. to Public Transit:
 Units in Development: **125** Dist. to School Bus:
 Total Units in Strata: **125**
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **No : UPON ACCEPTED OFFER**
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management**
 Legal: **STRATA LOT 122, PLAN LMS108, DISTRICT LOT 2239, GROUP 1, NEW WESTMINSTER LAND DISTRICT, DOCK SQUARE & BED OF THE FRASER RIVER TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE**
 Amenities: **Exercise Centre, Pool; Indoor**
 Site Influences: **Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19' x 14'			x			x
Main	Dining Room	19' x 10'			x			x
Main	Kitchen	20' x 9'			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	14' x 12'			x			x
Main	Laundry	10' x 7'			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main): 1,546	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	5	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,546 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,546 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-714-1700** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca** Appointments: **Phone L.R. First**
 List Sales Rep 2: **3:** Call: **TEXT ONLY**
 Sell Broker 1: Phone: **604-999-9426**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **PHILIP THOMAS FILLEUL**
 Commission: **3.125% 1ST \$100,000/1.1625% BAL**
 Occupancy: **Vacant**

Realtor **Sizes approximate buyer to verify. I DONT TOUCH BASE.... PLEASE TEXT FOR ALL SHOWINGS.**
 Remarks:

Sub Penthouse with over 1500 square feet of indoor and almost 400 square feet of deck space. Perched high above the Fraser River, soak in the magical 270 degree views from sunrise to sunset. This home has a fantastic floor plan with the bedrooms on opposite sides, dining room for 8, a spacious living room large enough for 2 sofas, and a gourmet kitchen with sub-zero appliances. The potential is limitless. The Excelsior boasts fabulous amenities such as a swimming pool, hot tub and exercise facilities. This unique sub-penthouse comes with 2 side by side parking stalls plus visitor parking. Pets and rentals welcome. Virtual tour, floor plan and more photos available on the listing agent's website. Open House Saturday and Sunday 1:30 to 3:30.