



**RAMIREZ REAL ESTATE**

# 180° RIVER, CITY AND MOUNTAIN VIEWS. LUXURY LIVING AT ITS FINEST

1804-210 SALTER STREET | NEW WESTMINSTER | V3M 0J9



**2 BEDROOMS**

**2 BATHROOMS**

**1,229 SQ FT**

**WATERFRONT PROPERTY**

## DESCRIPTION

The Peninsula, Port Royal—Stunning 18th-floor 2 bed, 2 bath unit with 180° Fraser River views and a spacious balcony. Features include Gaggenau appliances, forced air heating/cooling via heat pump, and a large ensuite. Amenities: river-view gym, hot tub, steam room, guest suite, media room, and a stylish lounge with full kitchen and pool table. Concierge, waterfall entry, and manicured grounds add to the appeal. **BONUS 2 PARKING STALLS**, one purchased for \$40K. Luxury living at its finest.

## SPECIFICATIONS

STYLE OF HOME:	1 STOREY
YEAR BUILT:	2017
WATER SUPPLY:	CITY/MUNICIPAL
FEATURES:	MARINA NEARBY



**JULIE RAMIREZ** | PREC\* | 778.385.3875 | INFO@RAMIREZREALESTATE.CA

**RAMIREZREALESTATE.CA**

\*PERSONAL REAL ESTATE CORPORATION. \*\*INDEPENDENTLY OWNED AND OPERATED.



Presented by:  
**Julie Ramirez PREC\***

Royal LePage Elite West  
Phone: 778-385-3875  
http://www.bchomes4sale.ca  
info@ramirezrealestate.ca



**Active**  
**R2992900**  
Board: V  
Apartment/Condo

**1804 210 SALTER STREET**  
New Westminster  
Queensborough  
V3M 0J9

Residential Attached  
**\$965,000** (LP)  
(SP) **M**



Sold Date:	If new,GST/HST inc?:	Original Price: <b>\$965,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>2017</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>8</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RMW-3</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$4,101.91</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2024</b>
Flood Plain:	P.I.D.: <b>030-175-941</b>	Tax Inc. Utilities?:
View: <b>Yes :River &amp; City</b>		Tour: <b>Virtual Tour URL</b>
Complex / Subdiv: <b>The Peninsula</b>		
First Nation		
Services Connctd: <b>Electricity, Natural Gas, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **1 Storey**  
Construction: **Concrete, Concrete Block**  
Exterior: **Concrete, Glass**  
Foundation: **Concrete Perimeter**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**  
Parking: **Garage; Underground, Visitor Parking**  
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**  
Title to Land: **Freehold Strata**  
Property Disc.: **Yes**  
Fixtures Leased: **:**  
Fixtures Rmvd: **No :**  
Floor Finish: **Hardwood, Tile**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Forced Air, Geothermal, Heat Pump**  
Outdoor Area: **Balcony(s)**  
Type of Roof: **Tar & Gravel**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Legal: **STRATA LOT 136, PLAN EPS4303, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE FORESHORE & BED OF ANNACIS CHANNEL OF FRASER RIVER & DYKE RESERVE, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Air Cond./Central, Bike Room, Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Sauna/Steam Room, Swirlpool/Hot Tub, Concierge**  
Site Influences: **Marina Nearby, Recreation Nearby, Shopping Nearby, Waterfront Property**  
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Range Top**

Finished Floor (Main): **1,229**  
Finished Floor (Above): **0**  
Finished Floor (AbvMain2): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,229 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,229 sq. ft.**

Units in Development:  
Exposure:  
Mgmt. Co's Name:  
Maint Fee: **\$796.51**  
Maint Fee Includes: **Management**

Tot Units in Strata:  
Storeys in Building:  
Mgmt. Co's #:  
Council/Park Apprv?:  
Locker:

Suite:  
Basement: **None**  
Crawl/Bsmt. Ht:  
# of Kitchens: **1**  
# of Levels: **1**  
# of Rooms: **5**

Bylaws Restrictions: **Pets Allowed w/Rest.**  
Restricted Age:  
# or % of Rentals Allowed:  
Short Term(<1yr)Rnt/Lse Alwd?: **No**  
Short Term Lse-Details:  
# of Pets:  
Cats:  
Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'6 x 11'4			x	1	Main	4	No
Main	Dining Room	10'4 x 15'0			x	2	Main	5	Yes
Main	Kitchen	14'2 x 8'5			x	3			
Main	Primary Bedroom	11'0 x 12'0			x	4			
Main	Bedroom	9'2 x 11'0			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

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TOTAL FLOOR AREA: **1,229 SQ FT**

