

PH2 – 608 Belmont Street

Features & Specs Info Sheet

GENERAL DETAILS

“Viceroy” by Bosa Properties

PH2 – 608 Belmont St (SL 167)

New Westminster, BC V3M 0G8

Sqft.: 1,496 sqft.

LOCATION & PENTHOUSE DETAILS

- PH level – only 3 suites on one floor
- 2 Bedroom and Den
- Suite Area – 1,496 sqft
- Deck Area – 370 sqft
- Total – 1,866 sqft
- Air Conditioning
- HVAC heating & cooling unit (only in the penthouses)
- Located in the Uptown Area of New Westminster
- New Westminster is the New Centre of the lower mainland – 30 minutes away from anywhere in the lower mainland, close to everything
- Panoramic views from Port Mann bridge to Downtown Vancouver
- Facing south, west and north
- Walking distance to all shopping
- 10-minute walk to beautiful Queens Park
- City of New Westminster building completely updated Uptown Streetscape, closing off traffic to 6th street and Belmont (*see attached report)
<https://www.newwestcity.ca/planning-building-and-development/projects-on-the-go/articles/7500.php>
- 3 parking spots: comes with 2 regular parking (#282 & #283 side by side on P2) and 1 parking that has been prewired for Electric Vehicle (#175(P1)) (owner purchased third spot for \$8,000) – approx. \$500 to connect EV
- Locker (#78 on P2 right around the corner from parking stalls) - 4' x 7' – 6.5' high
- Building offers a shared Rec/Amenity Room – great for parties with nice outdoor space located on P1

EXTENSIVE UPGRADES

Kitchen:

- All upper cabinets custom made in high gloss white

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- New Fisher & Paykel fridge with water and ice
- New Convection / Microwave oven
- All new lighting installed

Dining Room:

- New contemporary lighting over dining table (dimnable)
- Automated high end window shades
- New wall cabinet installed - high gloss white

Living Room:

- Automated high end window shades
- Beautiful gas fireplace with marble surround
- New lighting over fireplace

Hallway:

- New pantry cabinet installed – high gloss white

Den:

- New cabinets installed – high gloss white

Entry Way:

- New closet installed for coats and storage

Utility Closet:

- New cabinets installed for storage

Master Bedroom:

- Custom made floor to ceiling drapery
- New lighting fixture over bed
- New wardrobe cabinets installed for extra clothing storage
- New cabinets installed in walk in closet

Second Bedroom / Media Room:

- New light fixture
- New cabinet to house all media equipment
- Cabinets installed in walk in closet

Outdoor Space:

- Lounge deck upgraded with Ikea flooring
- BBQ deck upgraded with Ikea Flooring

Owner is open to selling furnishings – please enquire