



Residence

# 1502

ROYAL AVENUE, NEW WESTMINSTER  
DOWNTOWN

## ABOUT THE SUITE | 1502

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- 976 square feet of interior space
- 45 square feet of outdoor space
- Completely renovated
- Smoothed ceilings
- Durable vinyl plank flooring through every room
- Modern L-shaped kitchen maximizing the open concept
- All Bosch appliances (including laundry machines)
- Space for full-size dining table
- Exposed concrete pillar
- Large bedrooms
- Plenty of entrance hallway storage
- Built-in closets throughout
- High-floor Fraser River views

## ABOUT THE BUILDING | THE PEPPERTREE | 320 ROYAL

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- No. OF FLOORS: **16**
- No. OF STRATA LOTS: **112**
- YEAR BUILT: **1975**
- CONTINGENCY FUND: **\$446,706.33**
- MAINTENANCE FEE: **\$499.38**
- PETS: **Yes (2 dogs or 2 cats or 1 of each)**
- RENTALS: **Yes (6 rentals total, at max)**
- DEPRECIATION REPORT: **Yes, 2021**
- INSURANCE DEDUCTIBLES:
  - All Risk - \$10,000
  - Sewer - \$50,000
  - Water - \$50,000
  - Earthquake - 15%

## AMENITIES

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- Modernized Elevator
- In-suite laundry
- Recreation Centre
- Bike room
- Tennis courts
- 1 block from École Qayqayt Elementary
- Close to shopping, Skytrain, Douglas College, and Queens Park

## NOTES

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- Parking stall #111
- Locker locker #103

