



QUAYSIDE T·O·W·E·R

A Bosa Brothers Project • Designed by Barclay McLeod



524-0371

B C C O N D O S . N E T



SPECIAL FEATURES INCLUDE:

- Spectacular location on Westminster Quay, ½ block to waterfront, 1 block to public market & ALRT.
- Superb views.
- Quayside Tower is a spectacular architectural design and will be one of the highlights of Westminster Quay. Every suite faces the river, almost every room faces the river.
- Incredible floor plans allow each room to have a view, great space utilization and designed to fit your lifestyle.
- Large patios or sundecks.
- In-suite laundry.
- 1½ or 2 full bathrooms
- Fridges, stoves, dishwashers, washers, dryers, vertical blinds and dining room light fixture allowance are included in price.
- Quality materials and superb workmanship throughout. Ask about our superior specifications in building materials and design used to achieve privacy, sound insulation and heat insulation.
- 3 color schemes custom designed by Marco Guidobono of Unireal Designs to choose from.
- Gas fireplaces on floors 11 through 17.
- One secured underground parking stall per unit. Additional spaces on a rental basis, if available.
- The top floor developed for owners use with fully equipped gym/exercise room, whirlpool spa, change rooms and a huge party/recreation room complete with kitchen. All this with several patios and balconies looking out over the spectacular views.

LOCATION AND SITE:

- Quayside Tower is the first strata titled highrise condominium project to be constructed in the 45 acre planned waterfront development **Westminster Quay**. When fully developed, Westminster Quay will be joined by a 2 kilometre waterfront promenade and boardwalk, a huge public market opened July 1986, a hotel, office buildings and up to 1200 housing units.
- ALRT New Westminster station is a block away and only 21 minutes to downtown Vancouver.

DEVELOPER:

Bosa Brothers Construction is one of Canada's finest developers and builders. Their reputation for quality construction and detailed finishing is unsurpassed.





January 31, 1988

1045 Quayside Dr. New Westminster

SUITE	SQ. FT.	STRATA LOT #	MONTHLY MAINTENANCE	TYPE	STYLE	PRICE	
403	1008	21	\$ 93.51	PATULLO	1 BDR & DEN	\$106,900	SOLD
602	928	32	86.11	FRASER	1 BDR & DEN	110,900	5/5-72 SOLD
605	929	35	86.21	FRASER	1 BDR & DEN	108,900	SOLD
906	1264	54	117.28	ROYAL	2 BDR & DEN	141,900	5/5-72 SOLD
1004	1165	58	108.09	COLUMBIA	2 BDR	146,900	SOLD
1005	926	59	85.91	DOUGLAS	1 BDR & DEN	114,900	SOLD
1103	1019	63	94.61	BEGBIE	2 BDR	141,900	5/5-72 SOLD
1104	1165	64	108.09	COLUMBIA	2 BDR	149,900	SOLD
1105*	926	65	85.91	DOUGLAS	1 BDR & DEN	116,900	SOLD
1202*	927	68	86.01	DOUGLAS	1 BDR & DEN	122,900	SOLD
1204*	1165	70	108.09	COLUMBIA	2 BDR	150,900	5/5-72 SOLD
1205*	926	71	85.91	DOUGLAS	1 BDR & DEN	117,900	5/5-72 SOLD
1402*	927	74	86.01	DOUGLAS	1 BDR & DEN	123,900	SOLD
1403*	1018	75	94.51	BEGBIE	2 BDR	SOLD	
1404*	1165	76	108.09	COLUMBIA	2 BDR	155,900	5/5-72 SOLD
1405*	926	77	85.91	DOUGLAS	1 BDR & DEN	120,900	SOLD
1502*	927	80	86.01	DOUGLAS	1 BDR & DEN	124,900	
1602*	927	85	86.01	DOUGLAS	1 BDR & DEN	126,900	
1605*	926	87	85.91	DOUGLAS	1 BDR & DEN	121,900	
1702*	924	90	85.71	DOUGLAS	1 BDR & DEN	128,900	
1705*	924	93	85.71	DOUGLAS	1 BDR & DEN	123,900	

N.B. Prices Subject to Change Without Notice.

Legal Description: District Lot 3981
Strata Plan NW2636

* FIREPLACES

** When Swimming Pool in Tower II is operational, maintenance fees on Frasers and Douglas' will increase by approximately \$6.00 and Patullos and Begbies \$7.00 per month.





1065 QUAYSIDE DR., NEW WESTMINSTER

	SUITE	APPROX. SQ. FT.	STRATA LOT#	MONTHLY MAINTENANCE	PRICE
<u>THE CARNARVON</u> 2 BEDROOM & SITTING ROOM	104	986	4	\$ 92.82	\$ 104,900.
	204	1132	10	106.60	110,900. <i>D</i>
	304	1132	16	106.60	112,900. <i>SOLD</i>
	404	1132	22	106.60	115,900.
	504	1132	28	106.60	119,900.
	604	1132	34	106.60	128,900.
	704	1132	40	106.60	136,900.
	804	1132	46	106.60	142,900.
	1704 *	1132	94	116.60	160,900.
	<u>THE COLUMBIA</u> 2 BEDROOM	904	1165	52	109.64
1004		1165	58	109.64	145,900. <i>SOLD</i>
1104 *		1165	64	119.64	152,900.
1204 *		1165	70	119.64	153,900. <i>SOLD</i>
1404 *		1165	76	119.64	155,900. <i>SOLD</i>
1504 *		1165	82	119.64	156,900. <i>SOLD</i>
1604 *		1165	88	119.64	158,900. <i>SOLD</i>
101		1264	1	118.96	112,900. <i>SOLD</i>
106	1264	6	118.96	110,900. <i>SOLD</i>	
201	1264	7	118.96	108,900. <i>D</i>	
206	1264	12	118.96	106,900. <i>SOLD</i>	
<i>LISTED FOR SALE</i> <i>MAR. 1990</i> <i>224,600</i>	301	1264	13	118.96	111,900. <i>SOLD</i>
	306	1264	18	118.96	109,900. <i>SOLD</i>
	401	1264	19	118.96	113,900. <i>SOLD</i>
	406	1264	24	118.96	111,900. <i>SOLD</i>
	501	1264	25	118.96	118,900. <i>SOLD</i>
	506	1264	30	118.96	116,900.
	601	1264	31	118.96	128,900.
	606	1264	36	118.96	126,900.
	701	1264	37	118.96	136,900. <i>SOLD</i>
	706	1264	42	118.96	134,900.
801	1264	43	118.96	140,900.	
806	1264	48	118.96	138,900.	
<i>SEPT 189</i> <i>209,900</i> <i>10 TH FLR</i>	901	1264	49	118.96	144,900.
	906	1264	54	118.96	142,900.
	1001	1264	55	118.96	145,900.
	1006	1264	60	118.96	143,900.
	1101 *	1264	61	128.96	152,900. <i>SOLD</i>
	1106 *	1264	66	128.96	150,900.
	1201 *	1264	67	128.96	153,900.
	1206 *	1264	72	128.96	151,900.
	1401 *	1264	73	128.96	155,900. <i>SOLD</i>
	1406 *	1264	78	128.96	153,900. <i>SOLD</i>
1501 *	1264	79	128.96	157,900.	
1506 *	1264	84	128.96	155,900.	
1601 *	1264	85	128.96	160,900.	
1606 *	1264	90	128.96	157,900. <i>SOLD</i>	
1701 *	1264	91	128.96	163,900.	
1706 *	1264	96	128.96	160,900.	
<u>PENTHOUSE</u> 1 BEDROOM & DEN	PH1 *	1352	97	127.24	209,900. <i>SOLD</i>
	PH2 *	1352	98	127.24	204,900. <i>SOLD</i>

* FIREPLACES

NB. Prices Subject to Change Without Notice



1065 QUAYSIDE DR., NEW WESTMINSTER

SUITE	APPROX. SQ. FT.	STRATA LOT#	MONTHLY MAINTENANCE	PRICE
102	928	2	\$ 87.34	\$ 97,900.
105	928	5	87.34	97,900.
202	928	8	87.34	93,900.D
205	928	11	87.34	93,900.D
302	928	14	87.34	95,900.SOLD
305	928	17	87.34	95,900.SOLD
402	928	20	87.34	97,900.SOLD
405	928	23	87.34	96,900.
502	928	26	87.34	100,900.SOLD
505	928	29	87.34	99,900.
602	928	32	87.34	108,900.
605	928	35	87.34	107,900.
702	928	38	87.34	115,900.
705	928	41	87.34	114,900.
802	928	44	87.34	117,900.
805	928	47	87.34	116,900.
902	928	50	87.34	119,900.
905	928	53	87.34	118,900.
1002	928	56	87.34	121,900.
1005	928	59	87.34	120,900.
1102	928	62	87.34	122,900.
1105	928	65	87.34	121,900.
1202	928	68	87.34	123,900.
1205	928	71	87.34	122,900.
1402	928	74	87.34	124,900.
1405	928	77	87.34	123,900.
1502	928	80	87.34	126,900.
1505	928	83	87.34	125,900.
1602	928	86	87.34	128,900.
1605	928	89	87.34	127,900.
1702	928	92	87.34	131,900.
1705	928	95	87.34	130,900.
103	995	3	93.63	106,900.
203	1004	9	94.54	102,900.D
303	1004	15	94.54	104,900.
403	1004	21	94.54	106,900.
503	1004	27	94.54	108,900.
603	1004	33	94.54	115,900.
703	1004	39	94.54	119,900.
803	1004	45	94.54	122,900.SOLD
1703 *	1004	93	104.54	145,900.
903	1019	51	95.96	128,900.
1003	1019	57	95.96	129,900.
1103 *	1019	63	105.96	135,900.
1203 *	1019	69	105.96	136,900.
1403 *	1019	75	105.96	137,900.
1503 *	1019	81	105.96	139,900.
1603 *	1019	87	105.96	142,900.

THE FRASER
1 BEDROOM & DEN

LISTED FOR SALE SEPT '89
161,900

THE PATULLO
1 BEDROOM & DEN

THE BEGBIE
2 BEDROOM

* FIREPLACES

NB. Prices Subject to Change Without Notice

Legal Description - District Lot 3981



ANNUAL BUDGET PROPOSAL

————— QUAYSIDE TOWER —————

1045 Quayside Dr. New Westminster

PART I

<u>CATEGORY</u>	<u>AMOUNT</u>
Audit/Legal	\$ 500.00
Common Area Repair Maintenance (includes supplies)	5,000.00
Gas/Domestic Hot Water	11,000.00
Electricity	21,000.00
Elevator	6,000.00
Enterphone (maintenance only)	2,400.00
Garbage Removal	4,800.00
Grounds Maintenance	6,000.00
Insurance and Appraisal	6,500.00
Management Fees	13,824.00
Miscellaneous	1,200.00
Pest Control	550.00
Water/Sewer	6,400.00
Recreation Facility (joint use portion)	3,870.00
Sub Total	<u>\$87,044.00</u>
Resident Caretaker's Unit (S.L.4)	
Wages	\$17,000.00
Mortgage \$80,000.00 @ 11-1/4%	9,400.00
- 5 year term	
Property Taxes (Estimate)	1,000.00
Assessment Fees (Estimate)	1,200.00
	<u>\$11,408.00</u>
Less: Caretaker's rental charge	(4,800.00) 23,800.00
Sub Total	<u>\$110,844.00</u>
Contingency (5%)	5,542.00
TOTAL (Before Joint Use Portion of Swimming Pool Maintenance)	<u><u>\$116,386.00</u></u>

PART II

Add: Joint Use portion of Swimming Pool Maintenance	
	\$8,280.00
Revised Sub Total	\$119,124.00
Revised Contingency	5,956.00
Revised TOTAL	<u><u>\$125,080.00</u></u>

PART III

NOTE:

Annual gas expense for fireplaces in units on the top 6 floors will be approximately \$4,320.00 which sum will be divided evenly between those same 36 units, and added to their respective monthly assessment (i.e. approximately an extra \$10.00 per month per Lot).



ANNUAL BUDGET PROPOSAL

QUAYSIDE TOWER II
1065 Quayside Dr. New Westminster

PART I

<u>CATEGORY</u>	<u>AMOUNT</u>
Audit/Legal	\$ 500.00
Common Area Repair Maintenance (includes supplies)	5,000.00
Gas/Domestic Hot Water	11,000.00
Electricity	21,000.00
Elevator	6,000.00
Enterphone (maintenance only)	400.00
Garbage Removal	4,800.00
Grounds Maintenance	6,000.00
Insurance and Appraisal	6,500.00
Management Fees	13,824.00
Miscellaneous	1,200.00
Pest Control	550.00
Water/Sewer	6,400.00
Swimming Pool/Recreation Facility (joint use)	12,150.00
Caretaker Wages	20,000.00
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Sub Total	\$115,324.00
Contingency Reserve (5%)	5,766.20
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TOTAL	<u><u>\$121,090.20</u></u>

PART II

NOTE

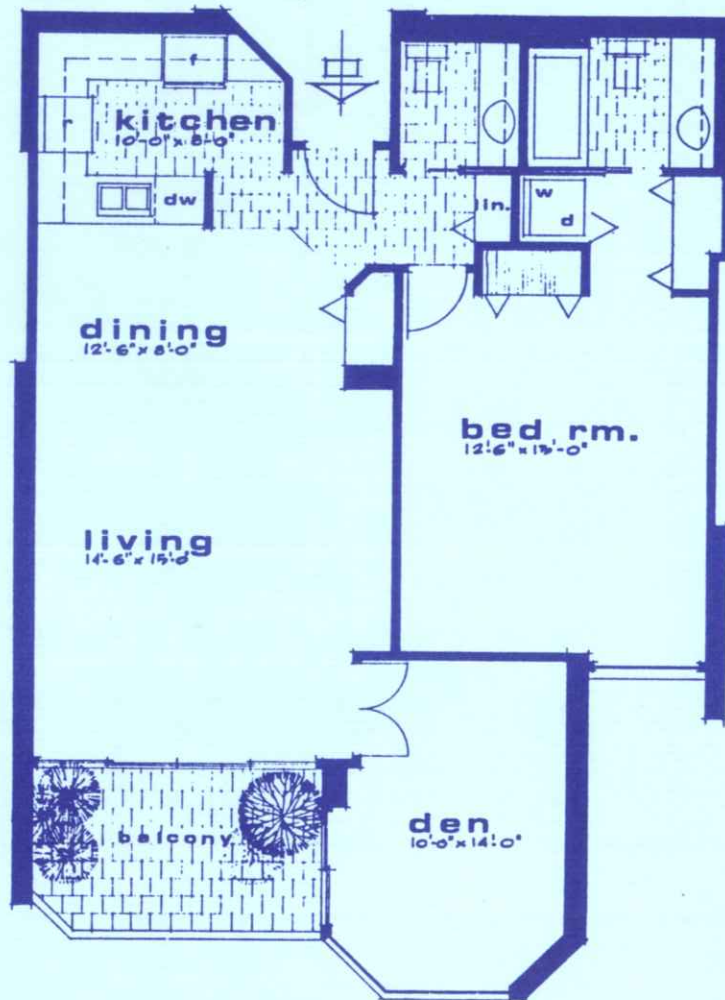
Annual gas expense for fireplaces in units on the top 7 floors will be approximately \$4,320.00 which sum will be divided evenly between those same 38 units, and added to their respective monthly assesment (i.e. approximately an extra \$10.00 month per Lot).

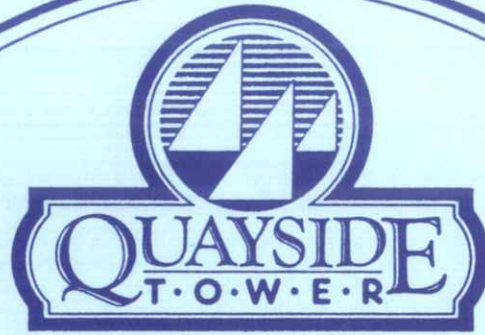




THE FRASER

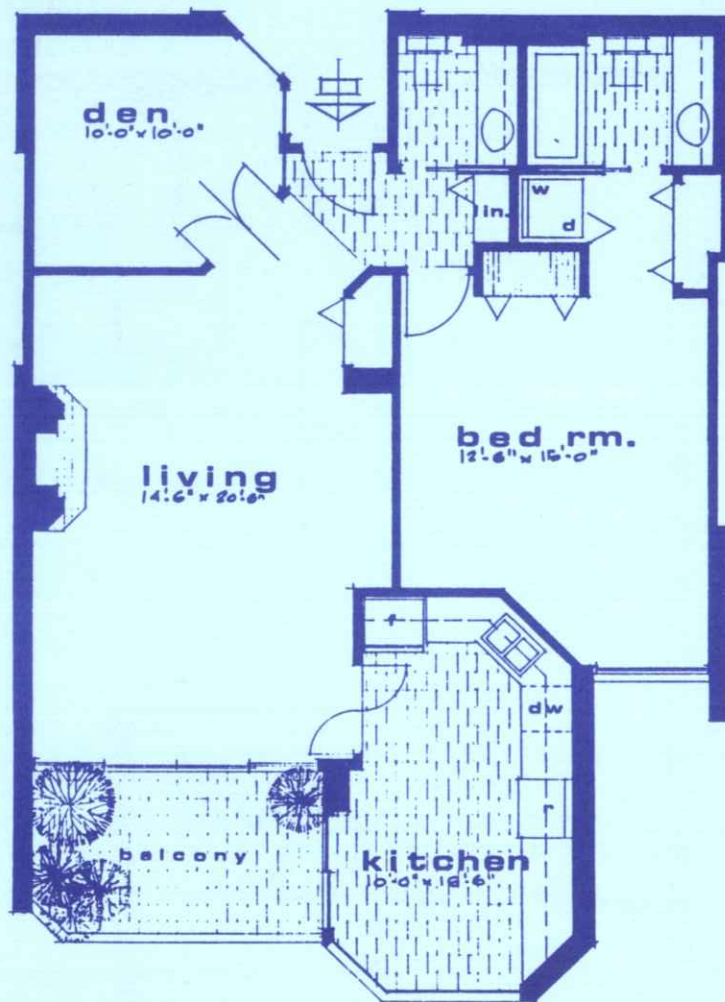
1 Bedroom & Den Approx. 934 Sq. Ft. (1st-8th Floors)





THE DOUGLAS

1 Bedroom & Den Approx. 934 Sq. Ft. (9th-17th Floors)



FIREPLACES ON 11th-17th FLOORS

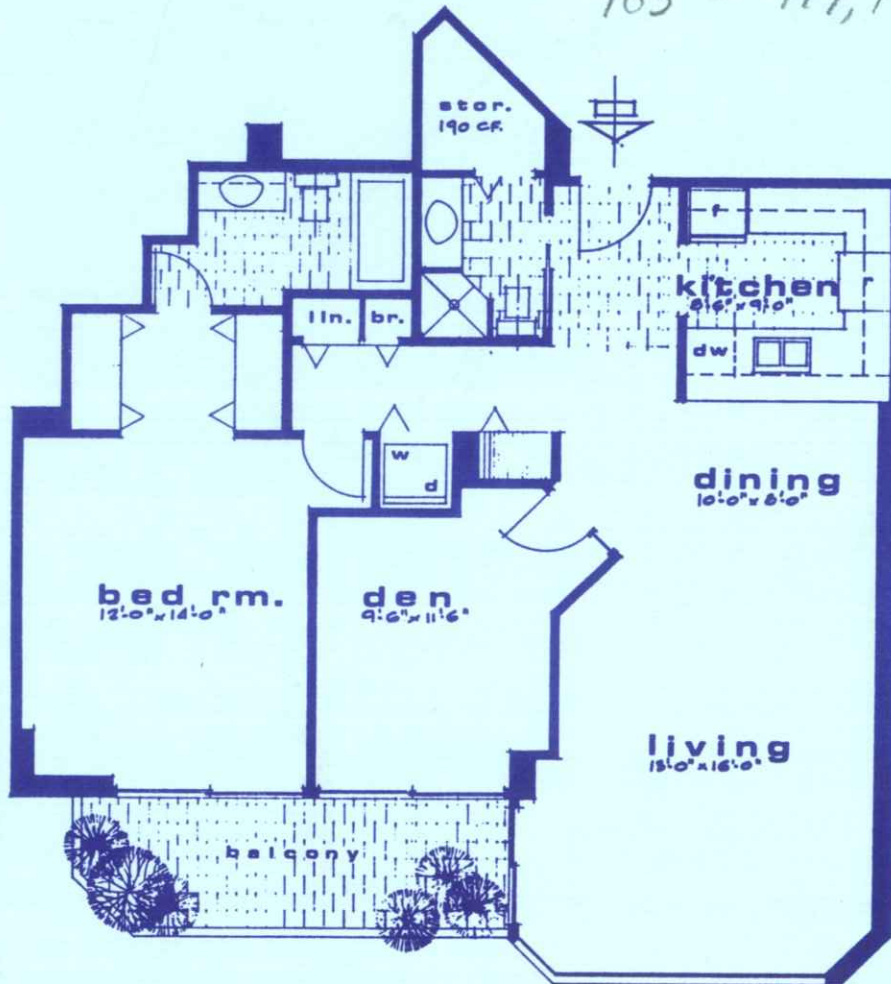




THE PATTULLO *GOOD VIEW OF RIVER*

1 Bedroom & Den Approx. 1041 Sq. Ft. (1st-8th & 17th Floors)

303 - \$104,900 \$94.54
 703 - 119,900 94.54



FIREPLACE ON 17th FLOOR



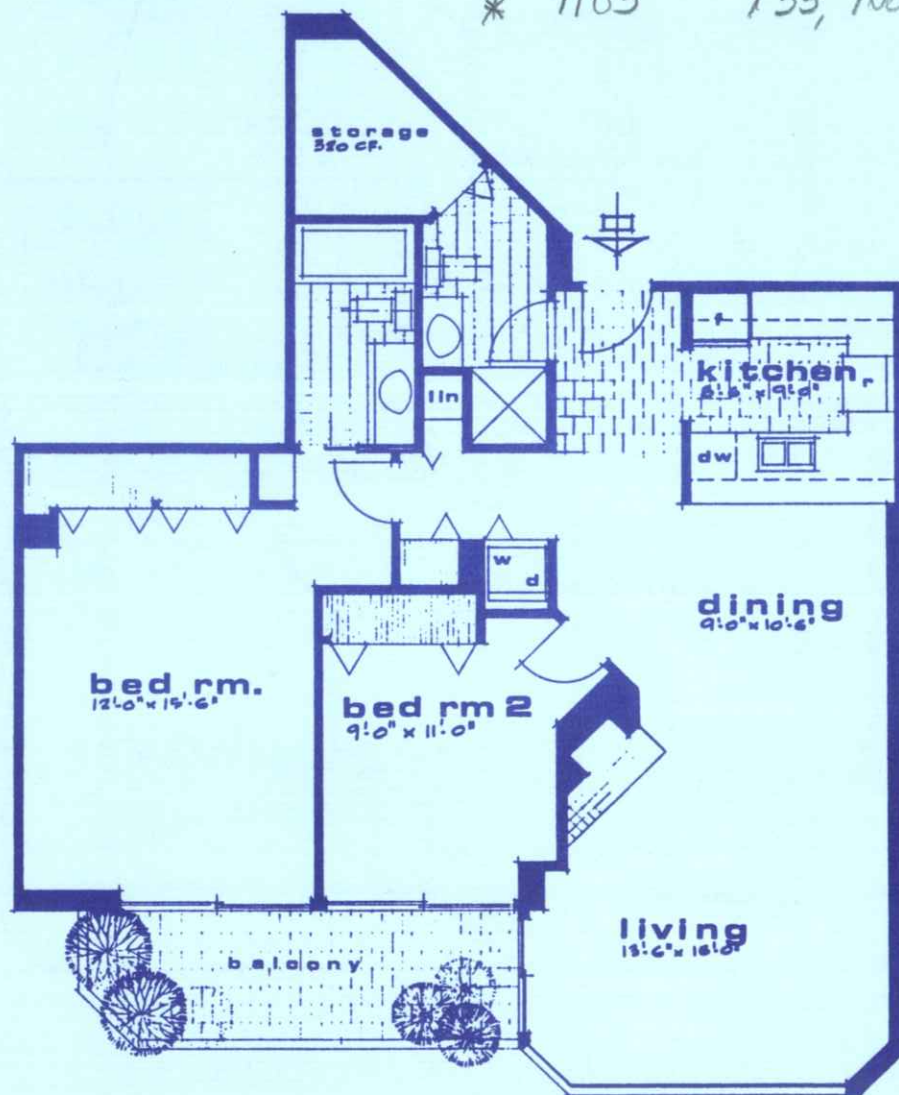
**QUAYSIDE
T·O·W·E·R**

THE BEGBIE

GOOD VIEW OF RIVER

2 Bedroom Approx. 1060 Sq. Ft. (9th-16th Floors)

	903	\$128,900	\$95.96
*	1103	135,900	105.96



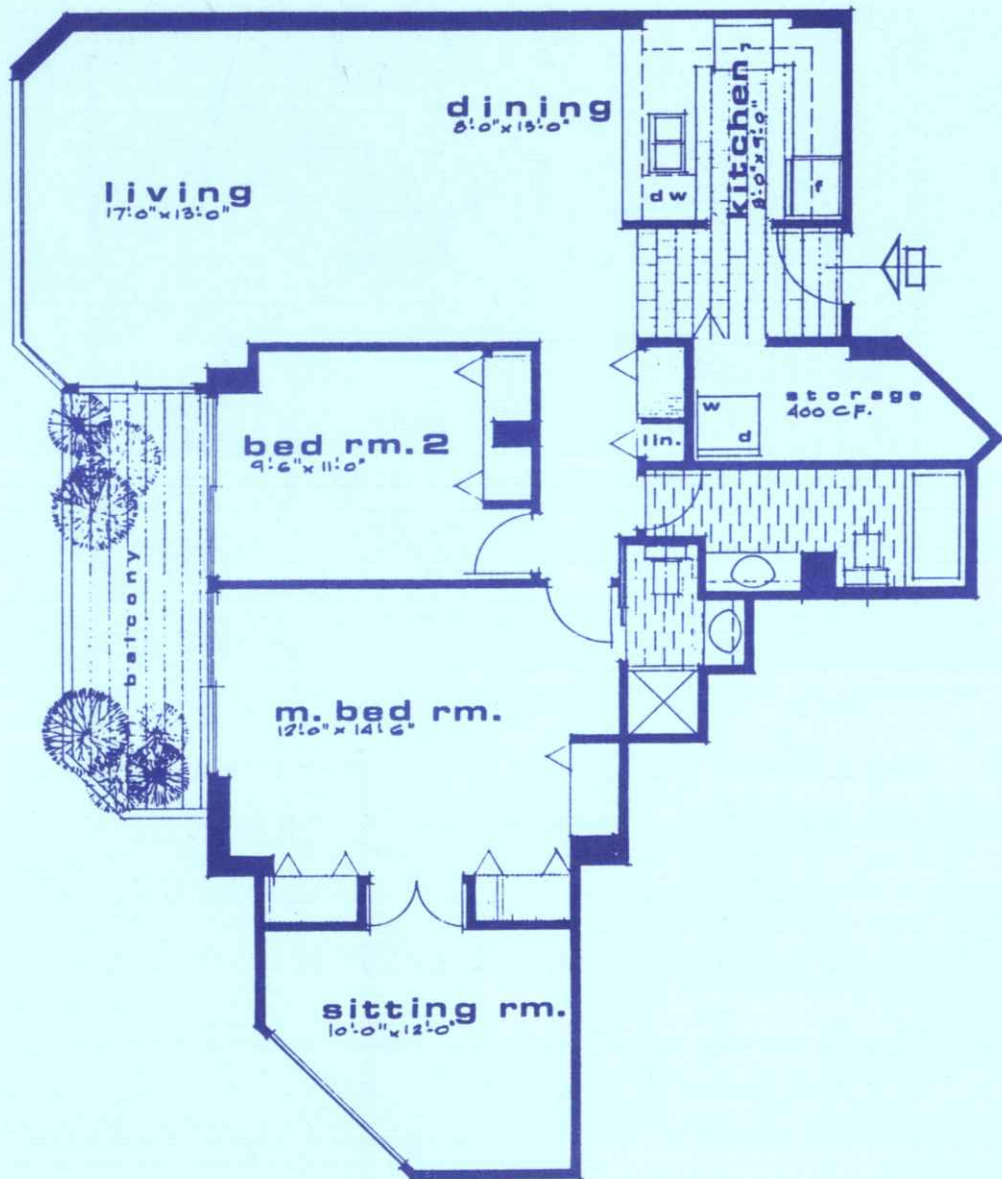
FIREPLACES ON 11th-16th FLOORS



404 - \$115,900 - \$106,600
 804 142,900 - 106,600

THE CARNARVON *GOOD VIEW OF RIVER*

2 Bedrooms & Sitting Approx. 1170 Sq. Ft. (1st-8th & 17th Floors)



FIREPLACE ON 17th FLOOR

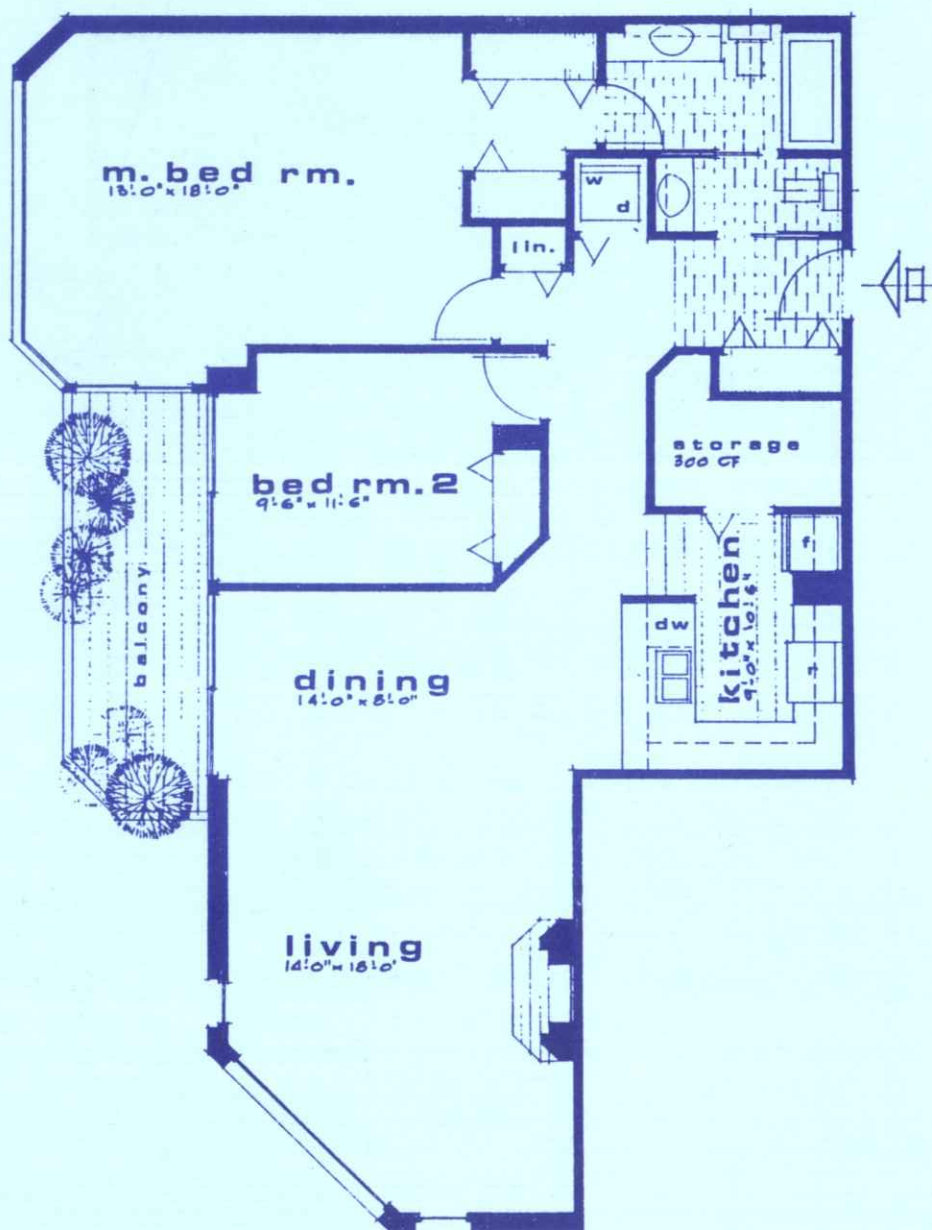




QUAYSIDE
T.O.W.E.R

THE COLUMBIA

2 Bedrooms Approx. 1190 Sq. Ft. (9th-16th Floors)

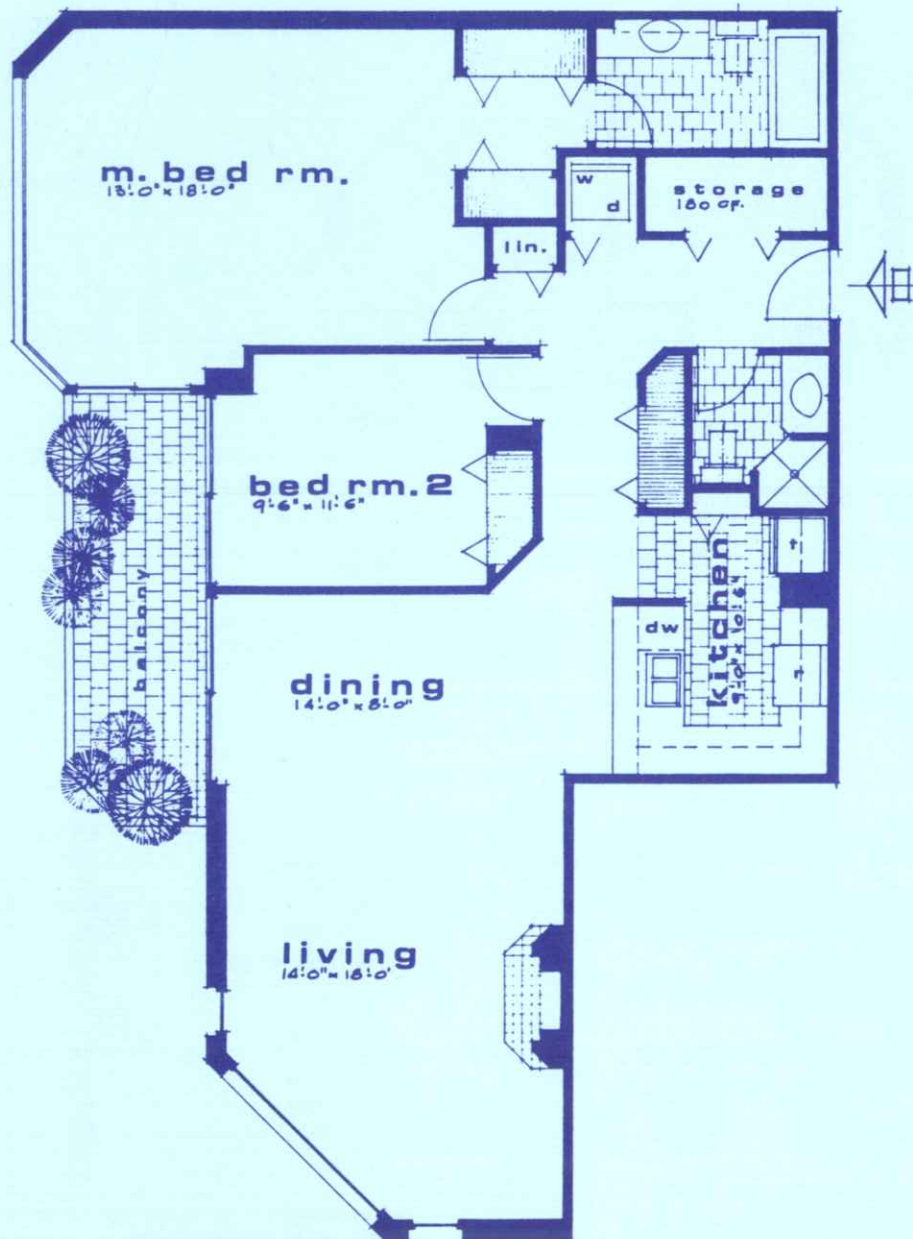


FIREPLACES ON 11th-16th FLOORS

QUAYSIDE
T·O·W·E·R
II

THE COLUMBIA

2 Bedrooms Approx. 1152 Sq. Ft. (9th-16th Floors).



FIREPLACES ON 11th-16th FLOORS



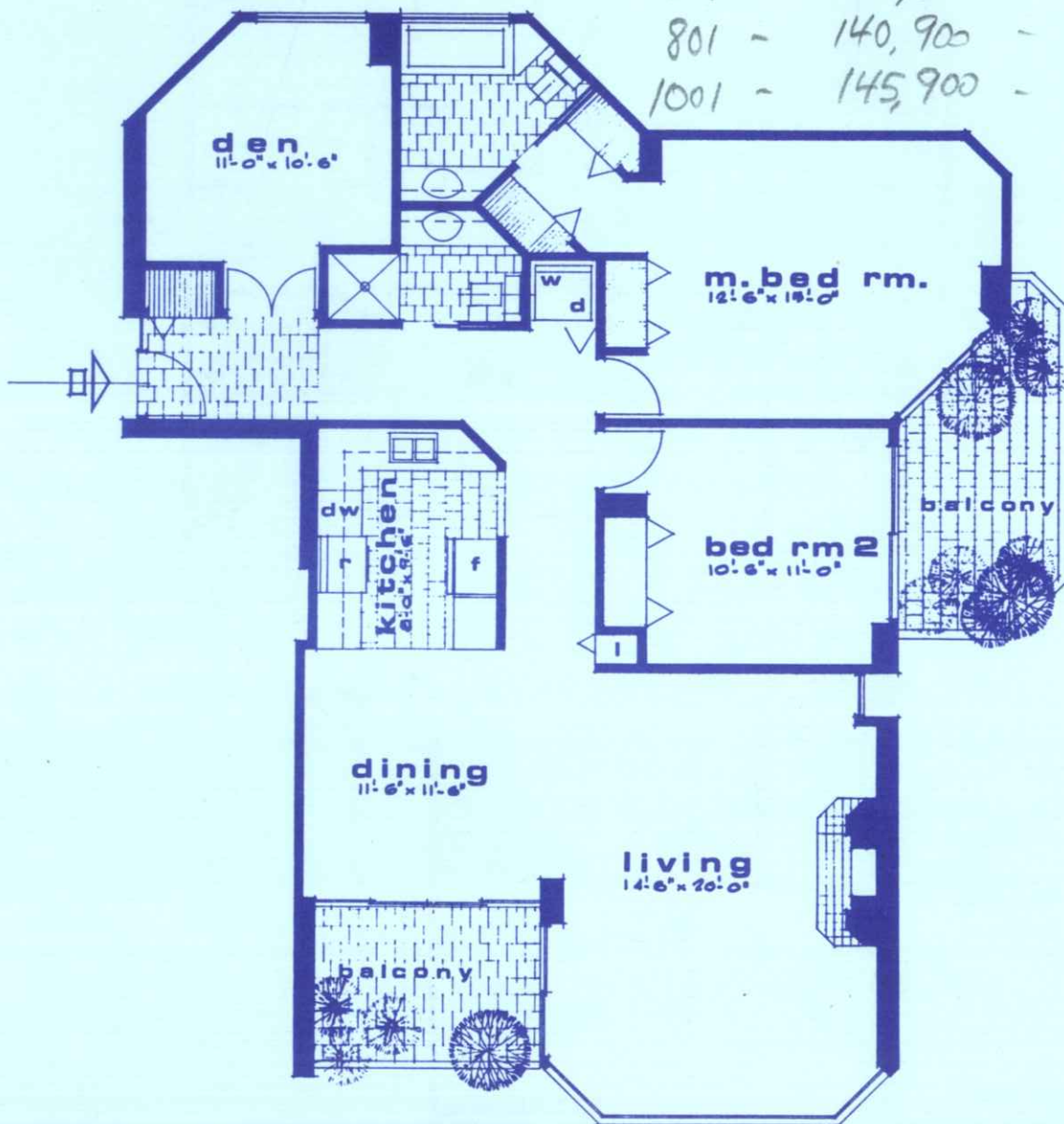
THE ROYAL *SIDE VIEW OF RIVER*

2 Bedroom & Den Approx. 1285 Sq. Ft. (1st-17th Floors)

601 - \$128,900 - \$118.96

801 - 140,900 - 118.96

1001 - 145,900 - 118.96

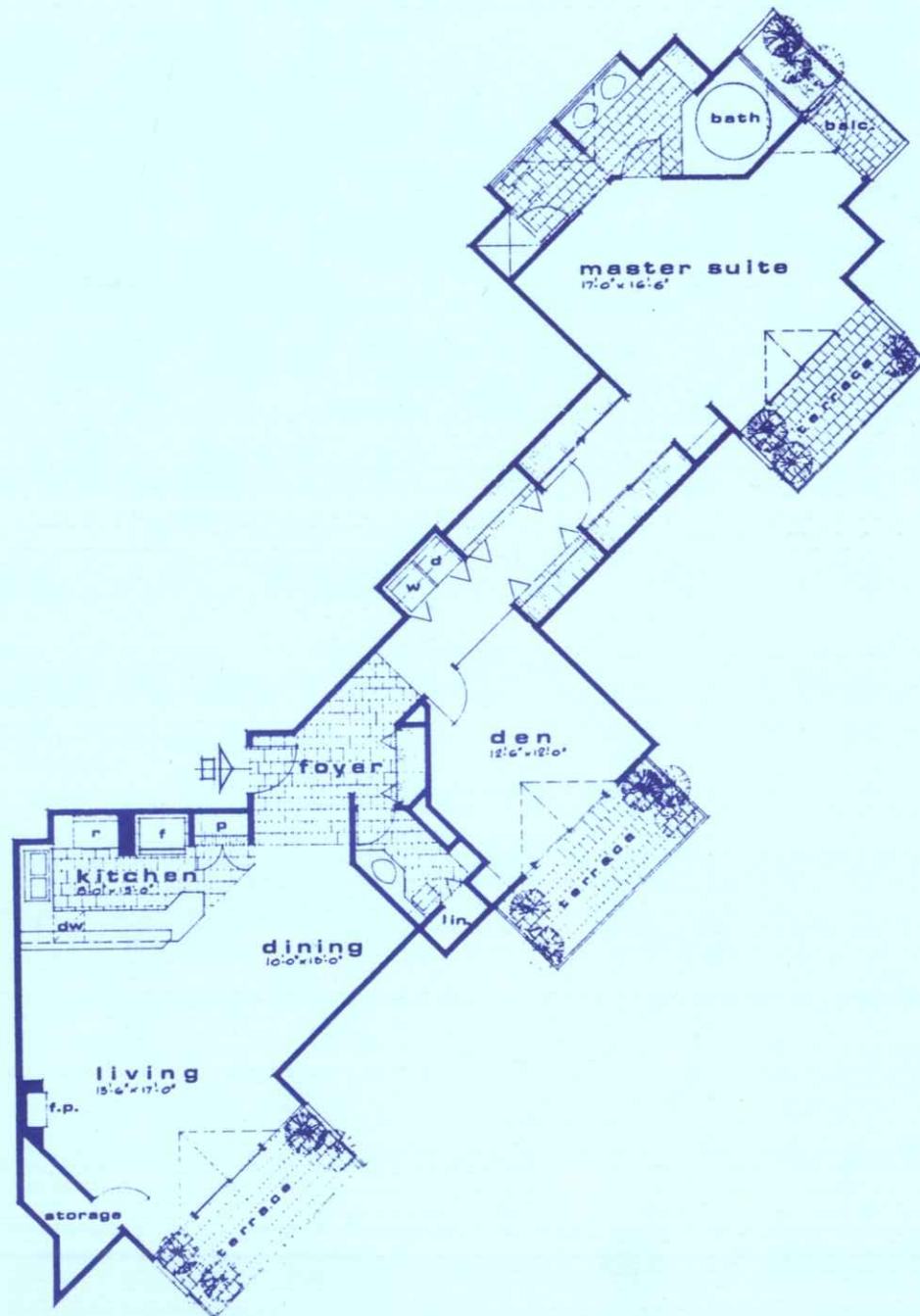


FIREPLACES ON 11th-17th FLOORS



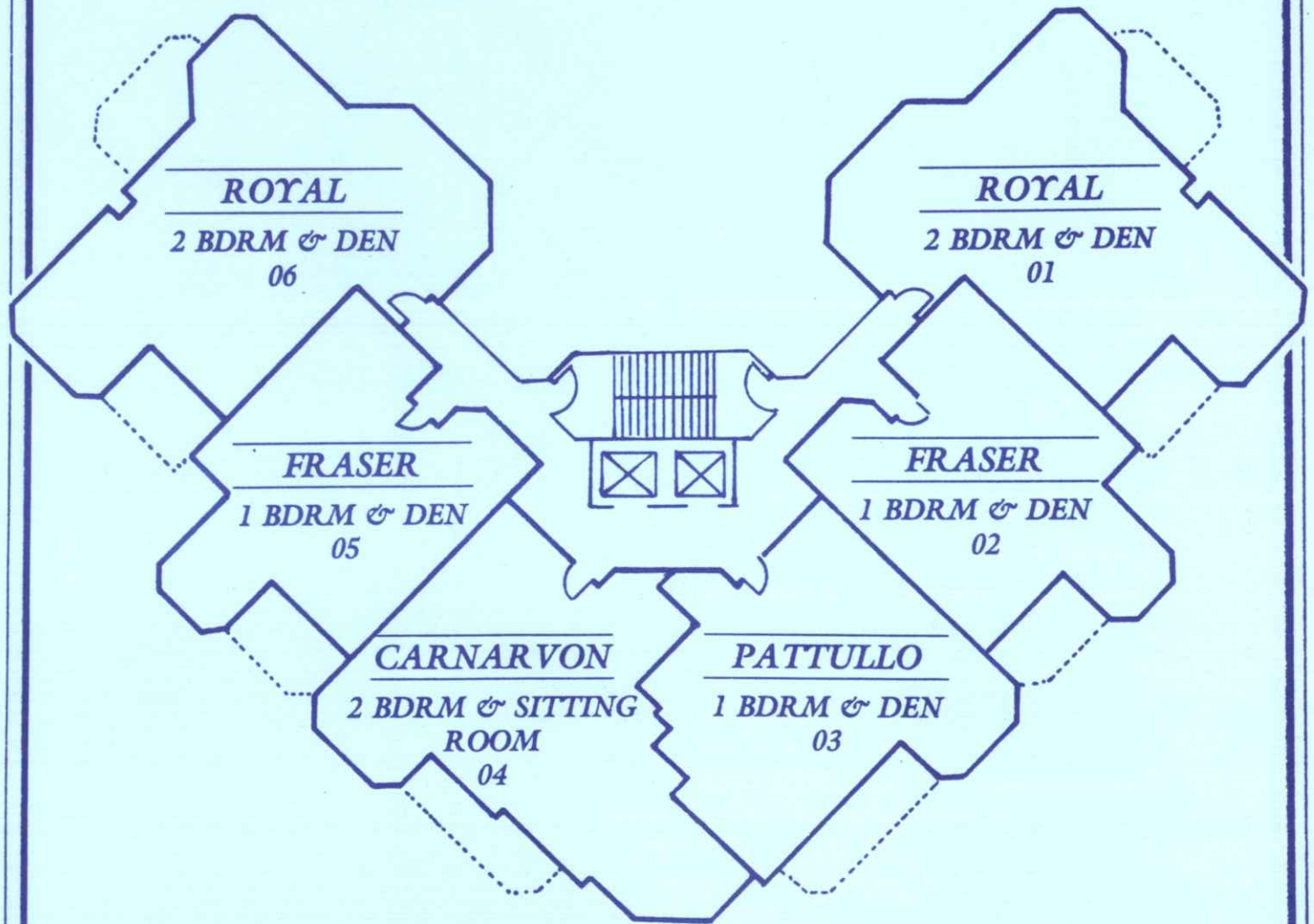
PENTHOUSE

1 Bedroom and Den Approx. 1352 Sq. Ft.



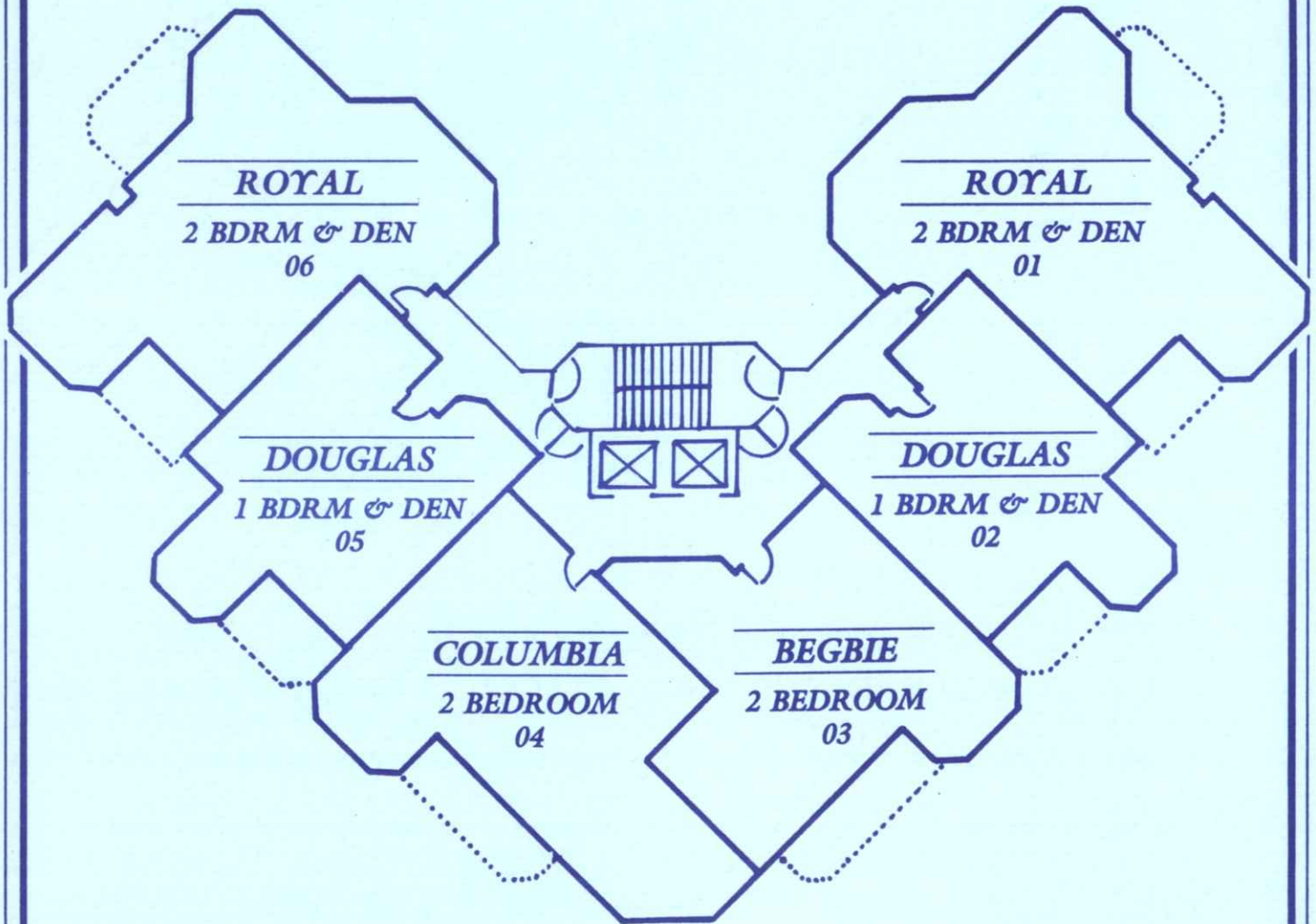


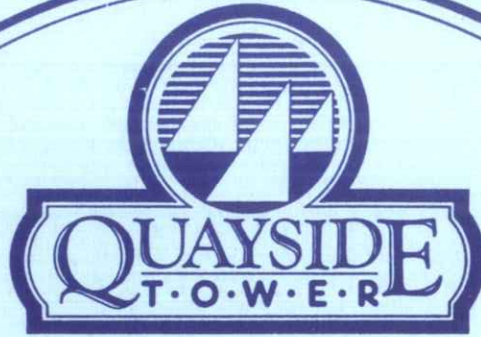
SUITE LAYOUT PLAN — FLOORS 1st THRU 8th



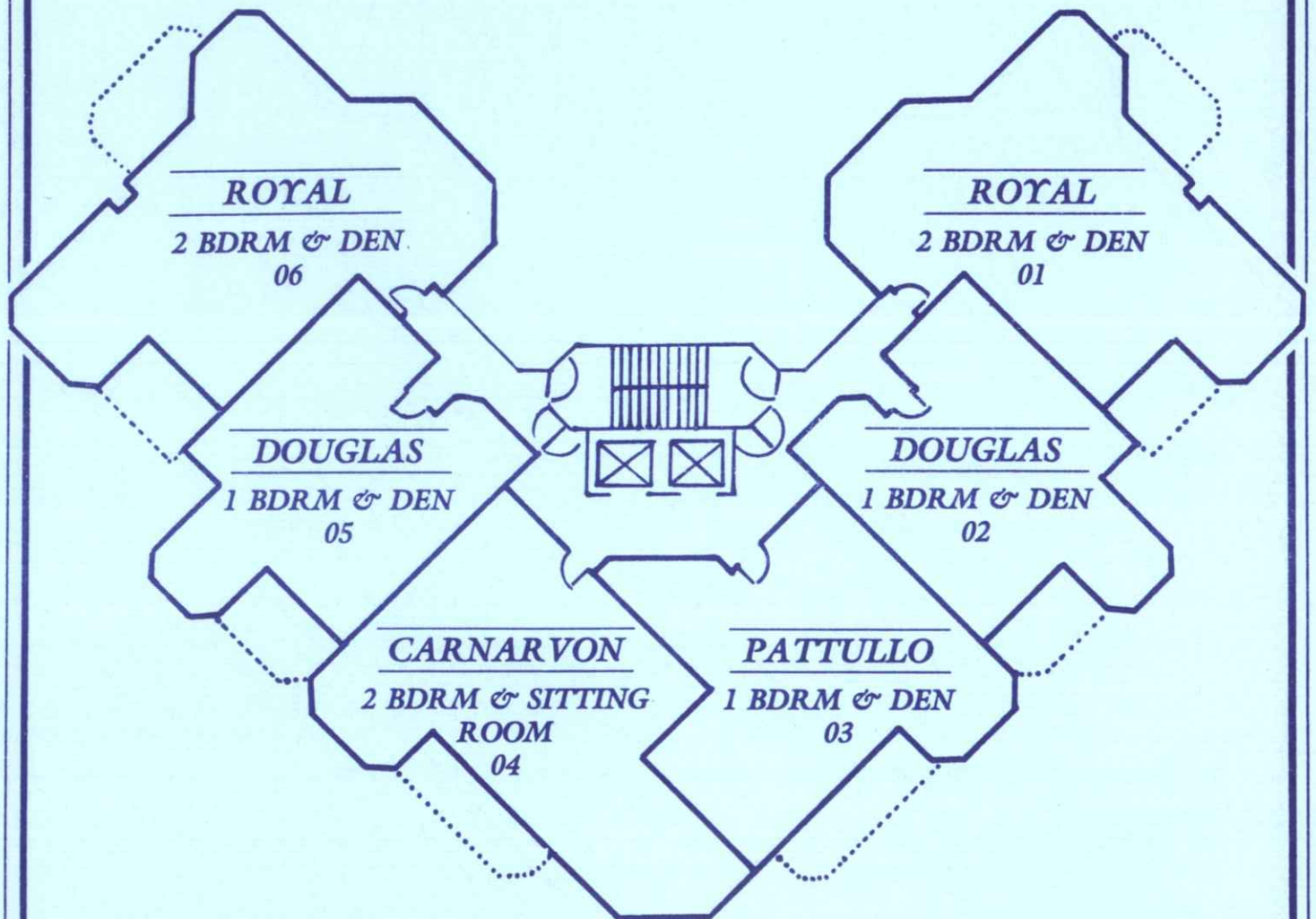


SUITE LAYOUT PLAN — FLOORS 9th THRU 16th



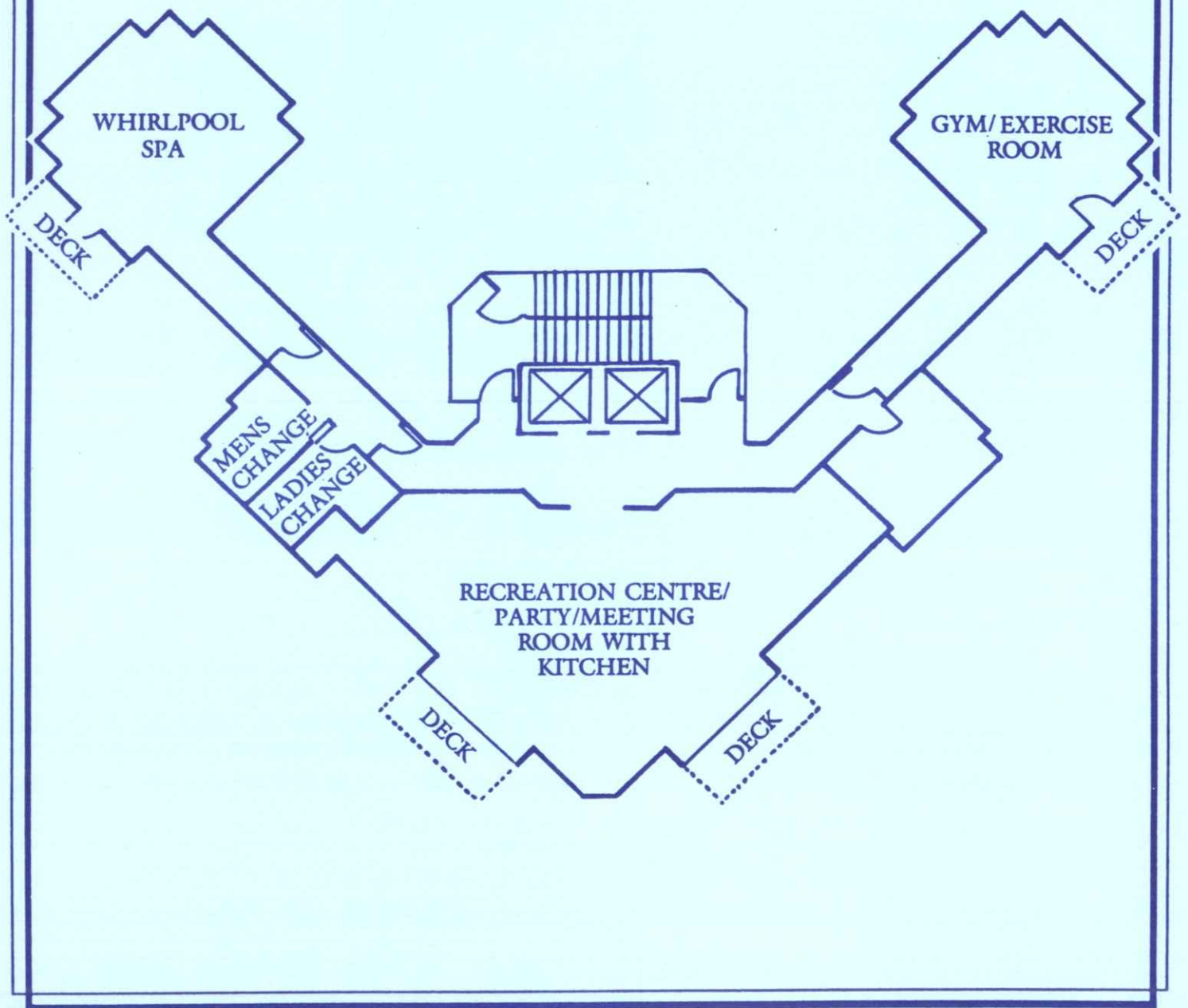


SUITE LAYOUT PLAN — 17th





*18th FLOOR DESIGN
COMMON AREA FOR ALL OWNERS*





building a reputation for quality...



B C C O N D O S . N E T

