

BUILDING BROCHURE

AZURE II

892 Carnarvon St. · New Westminster, BC V3M 0C5 · Downtown NW



Scan to view online



5 FOR SALE
FROM \$499,900

6 SOLD · 12 MO
\$472,500–\$570,000



Unit Mix

1 Bedroom

5 units
505 – 1,182 sf
from \$472,500

2 Bedroom

79 units
774 – 1,408 sf
from \$499,900

3 Bedroom

1 unit
1,150 – 1,150 sf
from \$685,000

For Sale in Azure II & Complex

5 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$699,000	2 / 2	1152 sf	\$607	2602 892 CARNARVON STREET
\$599,000	2 / 2	817 sf	\$733	3309 892 CARNARVON STREET
\$575,000	2 / 2	788 sf	\$730	3105 892 CARNARVON STREET
\$529,000	2 / 2	802 sf	\$660	2310 892 CARNARVON STREET
\$499,900	2 / 2	775 sf	\$645	2503 892 CARNARVON STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$501,000	2 / 2ba	805 sf	\$622	2026-07-06
\$556,000	2 / 2ba	776 sf	\$716	2026-04-25
\$570,000	2 / 2ba	807 sf	\$706	2026-04-10
\$570,000	2 / 2ba	803 sf	\$710	2026-02-02

Value & Financing

Price Positioning

\$675 /sq ft

Active listings here average **\$675/sf** vs **\$667/sf** across Downtown NW.

In line with the area

Mortgage Snapshot

\$2,394 /mo

Entry price (from) **\$499,900**

20% down payment **\$99,980**

Rate / amortization **5.24% · 25 yr**

YEAR BUILT 2009	LEVELS 32	SUITES 204	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN BCS3411	DEVELOPER Degelder Group

Overview

Azure II - 892 Carnarvon Street, New Westminister, BC V3M 6R5, BCS3411 - located in Downtown of New Westminister, near the crossroads Carnarvon Street and 8th Street. Marinus only steps to New Westminister Skytrain station, Plaza 88, IGA Market, Safeway, New West Quay Public Market, Douglas College, and New Westminister Quay. There are a lot of restaurants in the neighbourhood. Burger King, Boston Pizza, Fish and Chips, A&W, Hayashi Sushi Japanese and The Keg are only a few places for your enjoyment. Marinus is only 25 minutes away from Downtown Vancouver, Burnaby Brentwood Mall, and 15 minutes away from Metrotown, Lougheed Centre and Surrey Centre. Via highway 91, it is only 20 minutes driving to Richmond and Vancouver international Airport is just 30 minutes away. Azure II at Plaza 88 is the second tower of 3 high-rise residential buildings within this complex. Degelder Group together with Charter Pacific Developments Ltd developed and then quality built Azure II in 2009. This 32-level concrete building with concrete exterior finishing has full rain screen. There are 204 units in development and in strata (over 600 units in the complex). This building features wheelchair access, a gym, steam room, 24 hour Concierge Service, car and dog wash, a lounge, a media room area and bike room. The units feature over-height ceilings, gourmet kitchen with woodgrain cabinets, granite countertops, stainless steel appliances, custom designed mouldings and baseboards throughout. Stunning views captured through the floor to ceiling windows and open concept floor plans. Engineered hardwood in the living room and dining room, imported porcelain floor and wall tiles in the bathrooms. This tower is integrated with the Skytrain station and 180,000 sq ft shopping mall with completion in 2010.

Interiors showcase cool contemporary elegance, warm natural textures and West Coast urban flair. Sisal-style carpets and imported tile floors are chic, and you can add optional maple or dark walnut hardwood floors. Spa-style bathrooms feature oversized walk-in glass showers or deep soaker tubs. Sleek flat-panel cabinets, rich granite countertops and stainless steel appliances bring culinary inspiration to Azure's gourmet kitchens.

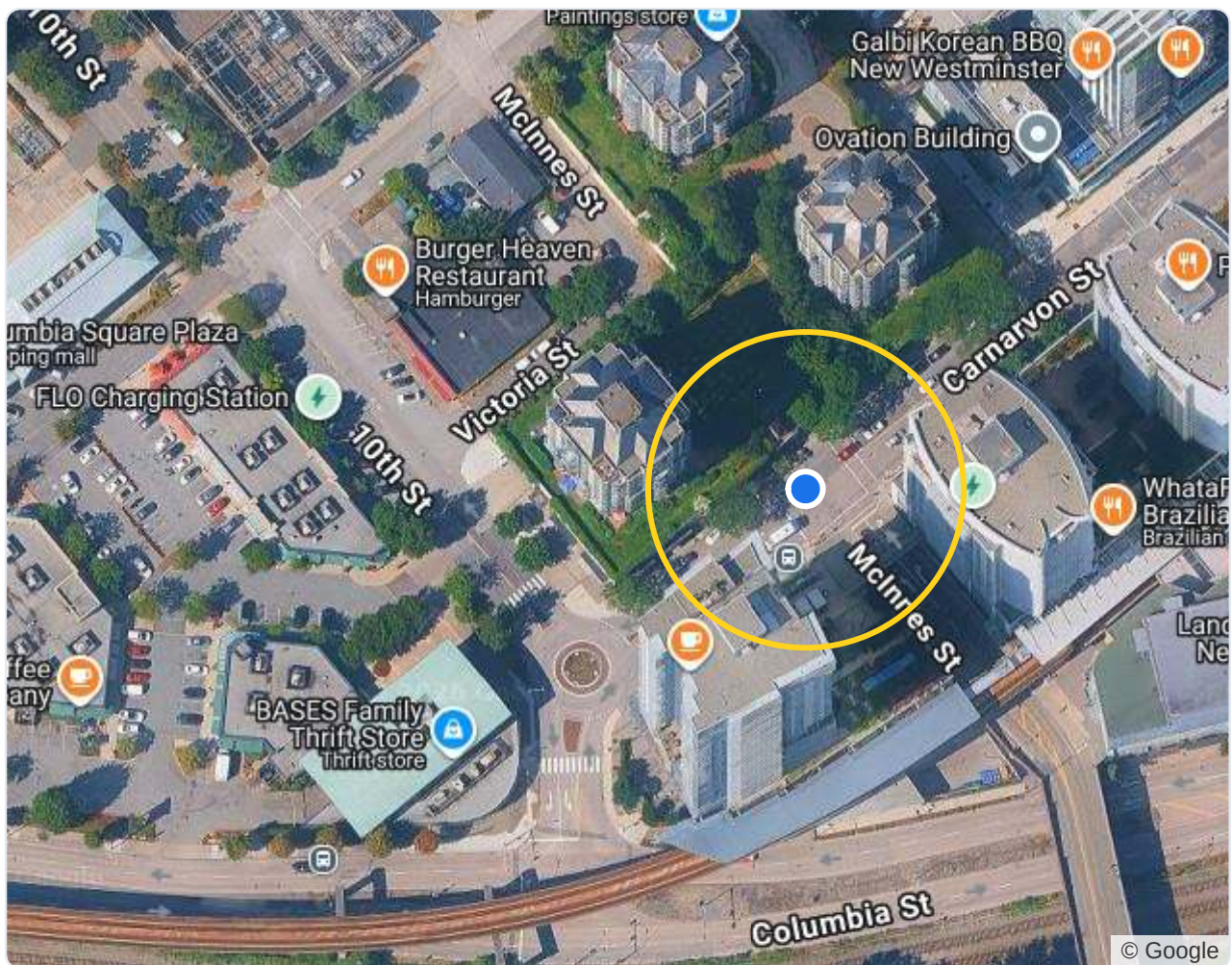
Amenities & Features

- ✓ Bike Room
- ✓ Exercise Centre
- ✓ Sauna/steam Room
- ✓ Elevator
- ✓ Recreation Center
- ✓ Storage

Maintenance Fees Include

- ✓ Caretaker
- ✓ Gardening
- ✓ Management
- ✓ Garbage Pickup
- ✓ Hot Water
- ✓ Recreation Facility

Location



Les Twarog

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