



Presented by:

Micky Kandola

Royal LePage - Wolstencroft

Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2497917
Board: V
Apartment/Condo

PH2 225 SIXTH STREET

New Westminster
Queens Park
V3L 3A5

Residential Attached

\$786,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **0**
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:

Frontage (feet): **0.00**
Frontage (metres): **0.00**
Bedrooms: **3**
Bathrooms: **2**
Full Baths: **2**
Half Baths: **0**
Maint. Fee: **\$611.27**

Original Price: **\$786,000**
Approx. Year Built: **1976**
Age: **45**
Zoning: **APT**
Gross Taxes: **\$2,867.79**
For Tax Year: **2020**
Tax Inc. Utilities?: **No**
P.I.D.: **001-487-981**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Water**
Sewer Type: **Community**

Style of Home: **1 Storey, Penthouse**
Construction: **Concrete Block**
Exterior: **Other**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **Community**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Patio(s)**
Type of Roof: **Tar & Gravel**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development: **15** Dist. to School Bus:
Title to Land: **Freehold Strata** Total Units in Strata: **15**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Snow removal**
Legal: **STRATA LOT 15 BLOCK "H" ST. GEORGES SQUARE STRATA PLAN NW663 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
Amenities: **In Suite Laundry, Wheelchair Access**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	8'7 x 12'7			x			x
Main	Living Room	18'9 x 15'3			x			x
Main	Kitchen	14'3 x 13'1			x			x
Main	Bedroom	12'9 x 10'10			x			x
Main	Bedroom	11'1 x 10'8			x			x
Main	Bedroom	16'0 x 10'1			x			x
Main	Foyer	10'5 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,582	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,582 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Grand Total:	1,582 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Royal LePage West Real Estate Services**

Bring the house sized furniture! Welcome to PH2, where only 2 units occupy the top floor of the quaint 15 unit concrete building. Enjoy expansive living space and 3 generous sized bedrooms plus an open and bright kitchen with large island seating. This unit is bright and sunny with windows pouring in light both sides of the unit. The incredible patio is over 700sf, perfect for summer entertaining. Enjoy living walking distance to Queens Park, Transit, Shops, and schools. Call for your private appointment!