



Presented by:
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Active **104 316 CEDAR STREET** Residential Attached
R2534679 New Westminster **\$349,999** (LP)
 Board: V Sapperton V3L 3P1 (SP)



Sold Date: Frontage (feet): Original Price: **\$349,999**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1976**
 Depth / Size (ft.): Bedrooms: **2** Age: **45**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-2**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,447.05**
 Council Apprv?: Half Baths: **0** For Tax Year: **2020**
 Exposure: Maint. Fee: **\$372.96** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-522-914**
 Mgmt. Co's Name: **Associa** Tour:
 Mgmt. Co's Phone:
 View: :
 Complex / Subdiv:
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete Block	Parking: Garage; Underground, Other		Locker: Y
Exterior: Stucco			Dist. to School Bus:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Total Units in Strata:
Rain Screen:	R.I. Plumbing:	Units in Development: 38	
Renovations:	Metered Water:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	R.I. Fireplaces:	Property Disc.: No	
Fireplace Fuel: Wood	# of Fireplaces: 1	Fixtures Leased: :	
Fuel/Heating: Hot Water		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 12, SUB BLOCK 3, PLAN NWS756, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Recreation Center, Sauna/Steam Room, Shared Laundry**
 Site Influences: **Central Location, Shopping Nearby**
 Features: **Dishwasher, Garage Door Opener, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'4 x 13'4			x			x
Main	Dining Room	8'1 x 9'10			x			x
Main	Kitchen	8' x 7'9			x			x
Main	Master Bedroom	10'2 x 13'1			x			x
Main	Bedroom	10'1 x 9'8			x			x
Main	Foyer	7'3 x 3'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 851	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: Yes	Outbuildings
Finished Floor (Above): 0	Craw/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 851 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Allwd w/Restrctns			6				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			7				
Grand Total: 851 sq. ft.				8				

Listing Broker(s): **Stonehaus Realty Corp.** **Stonehaus Realty Corp.** **Stonehaus Realty Corp.**

Quiet neighborhood! This 2-bedroom, 1 Bath apartment features a large private ground level wrap around patio and a spacious kitchen that includes full-sized appliances. Each floor of the building has shared laundry. This condo is located close to Columbia street, brewery district, transit, shops, parks, and more! 3 rentals allowed-maxed. Call us to book your appointment.