



Presented by:
Luis Ayala PREC*
 Sutton Group West Coast Realty
 Phone: 604-551-4418 Cell: 604-551-4418
 Email: layala@sutton.com
 Website: www.luisayala.ca



New Westminster, Sapperton Residential Attached
310 331 KNOX ST, V3L 3N4 **Active**
MLS# V1061524



List Price:	\$154,900	Previous Price:	
		Original Price:	\$154,900
Subdiv/Complex: WESTMOUNT ARMS			
Frontage:		Approx Yr Blt:	1974
Depth/Size:		PID:	001-117-602
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Age at List Date:	40
Stories in Bldg:	4	Zoning:	RM2
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$1,118 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	1 Storey	Total Parking:		Covered Parking:	
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:		Total Units in Strata:	42
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	Pacific Quorum	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-635-0260	Maint Fee:	\$324.66		

Maint Charge Incl: Gardening, Garbage Pickup, Heat, Hot Water, Management

Legal: PL NWS93 LT 34 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA

Amenities: Elevator, Shared Laundry

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Dining	10' X 9'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	13' X 11'						
Main F.	Bedroom	11' X 10'						
Main F.	Storage	6' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	832	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	832	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:	5	7	
Grand Total Floor Area:	832			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

Corner 2 Bedroom unit with wrap around balcony. Bright unit with large bedrooms. Bright Southwest unit. Walking distance to Royal Columbian Hospital and all amenities. Maintenance fee includes heat, hotwater, & free laundry. All measurements are approximate.



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New Westminster, Quay Residential Attached
403 12 K DE K CT, V3M 6C5 **Active**
MLS# V1061426

No Photo Available	List Price: \$525,000 Previous Price: Original Price: \$525,000		
	Subdiv/Complex: DOCKSIDE		
	Frontage:	Approx Yr Blt: 1986	PID: 005-015-421
	Depth/Size:		Type: Apartment/Condo
	Lot SqFt: 0	Age at List Date: 28	Zoning: APT
	Exposure:	Bedrooms: 2	Taxes: \$2,712 (2013)
	Stories in Bldg: 4	Bathrooms: 2	If New GST/HST Incl:
	Flood Plain: Yes	Full Baths: 2	Tax Incl Utils: No
	Meas. Type:	Half Baths: 0	Apprvl Req:
	Fixtures Lsd:		
	Fixt Removed:		
	View: Y - FULL RIVER VIEW		

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage Underbuilding	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Metal, Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development: 71	Total Units in Strata: 71
Flooring: Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Court Ordered Sale	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Patio(s) & Deck(s)		
Mngmt Co: MARTELLO	Property Disclosure: N - COURT ORDER	
Mngmt Ph: 604-681-6544	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Maint Fee: \$460.00		

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: SL 56 NWS2459 DL 3981 LD 36

Amenities: Club House, In Suite Laundry, Elevator

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'						
Main F.	Dining	0' X 0'						
Main F.	Master Bedroom	0' X 0'						
Main F.	Kitchen	0' X 0'						
Main F.	Bedroom	0' X 0'						
Main F.	Den	0' X 0'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 1,400	Finished Levels: 2	1 40 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,400	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,400		8

Listing Broker(s): (1) Royal LePage West R.E.S.(PtCq)

Court Order Sale...allow time for access...measurements to follow.