



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.commatt@kinfolkrealty.com

KINFOLK

REAL ESTATE

Active
R2478068Board: V
Apartment/Condo**1602 15 E ROYAL AVENUE**New Westminster
Fraserview NW
V3L 0A9

Residential Attached

\$599,000 (LP)

(SP)



Sold Date: Meas. Type: **Feet** Depth / Size (ft.): **0** Lot Area (sq.ft.): **0.00** Flood Plain: Council Apprv?: **No** Exposure: **West** If new, GST/HST inc?:
 Frontage (feet): **0.00** Frontage (metres): **0.00** Bedrooms: **2** Bathrooms: **2** Full Baths: **2** Half Baths: **0** Maint. Fee: **\$447.80**
 Original Price: **\$659,000** Approx. Year Built: **2007** Age: **13** Zoning: **C-3** Gross Taxes: **\$2,877.06** For Tax Year: **2019** Tax Inc. Utilities?: **No** P.I.D.: **027-143-562** Tour:
 Mgmt. Co's Name: **RANCHO MGMT SERVICES** Mgmt. Co's Phone: **604-684-4508** View: **Yes: FRASER RIVER, QUEENS PARK, CIT** Complex / Subdiv: **VICTORIA HILL** Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water** Sewer Type: **City/Municipal**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Concrete Frame**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing: **No**

Metered Water:
 R.I. Fireplaces: **0**
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Units in Development: **185** Total Units in Strata: **185**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gardening, Management, Recreation Facility, Snow removal**
 Legal: **STRATA LOT 153, DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER DISTRICT STRATA PLAN BCS2450 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'0 x 8'3			x			x
Main	Living Room	14'2 x 12'0			x			x
Main	Dining Room	11'8 x 7'8			x			x
Main	Kitchen	10'10 x 9'0			x			x
Main	Master Bedroom	13'6 x 11'4			x			x
Main	Bedroom	11'2 x 8'10			x			x
Main	Den	8'3 x 7'5			x			x
Main	Walk-In Closet	5'0 x 4'10			x			x
Main	Patio	16'0 x 7'7			x			x
		x			x			x

Finished Floor (Main): 1,111	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,111 sq. ft.	# or % of Rentals Allowed: 19			4				Garage Sz:
	Bylaws: Pets Allowed, Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,111 sq. ft.	Basement: None			7				
				8				

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

WOW!! VIEW, VIEW, VIEW - FRASER RIVER, CITY, QUEENS PARK, MOUNTAINS. Built by Onni this "Gold Georgia Award" winning building. West facing corner unit, 2 bedroom + den with large patio to soak up the views. Floor to ceiling windows add lots of natural light and views from every room. Spacious kitchen with granite counters and breakfast bar, rolled edged cabinets. Large formal area with f/p and access to patio. Master suite has walk in closet, 5 pc. Ensuite. Great complex with all the amenities. Central location for transit, parks, shopping, restaurants etc. Hurry on this one.



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.commatt@kinfolkrealty.com

KINFOLK

REAL ESTATE

Active
R2513207Board: V
Apartment/Condo**902 306 SIXTH STREET**

New Westminster

Uptown NW

V3L 0C9

Residential Attached

\$715,500 (LP)

(SP)



Sold Date:

Meas. Type:

Depth / Size (ft.):

Lot Area (sq.ft.): **0.00**

Flood Plain:

Council Apprv?:

Exposure:

If new, GST/HST inc?:

Mgmt. Co's Name: **Assertive Northwest Property**Mgmt. Co's Phone: **604-253-5566**

View:

Complex / Subdiv: **Amadeo**Services Connected: **Electricity, Sanitary Sewer, Water**Sewer Type: **City/Municipal**

Frontage (feet):

Frontage (metres):

Bedrooms: **3**Bathrooms: **3**Full Baths: **3**Half Baths: **0**Maint. Fee: **\$780.04**Original Price: **\$715,500**Approx. Year Built: **2009**Age: **11**Zoning: **C3**Gross Taxes: **\$4,989.94**For Tax Year: **2020**Tax Inc. Utilities?: **No**P.I.D.: **027-941-370**

Tour:

Style of Home: **Penthouse**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Other**
 Fuel/Heating: **Electric**
 Outdoor Area: **Patio(s) & Deck(s), Rooftop Deck**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:

Metered Water:
 R.I. Fireplaces:
 # of Fireplaces: **2**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage Underbuilding, Garage; Underground**

Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata: **41**

Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish:

Maint Fee Inc: **Gardening, Hot Water, Management**Legal: **STRATA LOT 40, SUB BLOCK 6, PLAN BCS3456, 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 V**Amenities: **Storage**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'0 x 14'0			x			x
Main	Kitchen	12'0 x 9'0			x			x
Main	Dining Room	12'0 x 8'0			x			x
Main	Bedroom	11'0 x 10'0			x			x
Main	Bedroom	11'0 x 11'0			x			x
Main	Laundry	7'0 x 2'5			x			x
Main	Master Bedroom	21'0 x 13'0			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,665	# of Rooms: 7	# of Kitchens: 1	# of Levels: 2	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	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3	Above	4	Yes	Pool:
Finished Floor (Total):	1,665 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:	1,665 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **Oakwyn Realty Downtown Ltd.****Oakwyn Realty Downtown Ltd.****Welcome to this Sky Home at the Amadeo with amazing & unobstructed views! This two level penthouse has the absolute best location in the complex. (in accordance with COVID19 protocol)**



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

Phone: 604-859-3141

www.matthiessen.commatt@kinfolkrealty.com

KINFOLK

REAL ESTATE

Active
R2497917Board: V
Apartment/Condo**PH2 225 SIXTH STREET**New Westminster
Queens Park
V3L 3A5

Residential Attached

\$786,000 (LP)

(SP)



Sold Date:	Frontage (feet): 0.00	Original Price: \$786,000
Meas. Type: Feet	Frontage (metres): 0.00	Approx. Year Built: 1976
Depth / Size (ft.): 0	Bedrooms: 3	Age: 44
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: APT
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,867.79
Council Apprv?:	Half Baths: 0	For Tax Year: 2020
Exposure:	Maint. Fee: \$531.43	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-487-981
Mgmt. Co's Name:		Tour: Virtual Tour URL
Mgmt. Co's Phone:		
View:		
Complex / Subdiv:		
Services Connected:	Electricity, Natural Gas, Water	
Sewer Type:	Community	

Style of Home: 1 Storey, Penthouse	Total Parking: Covered Parking: 1	Parking Access:
Construction: Concrete Block	Parking: Garage; Underground	
Exterior: Other		Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Total Units in Strata: 15
Renovations:		
Water Supply: Community	Metered Water:	
Fireplace Fuel: Electric	R.I. Fireplaces:	
Fuel/Heating: Baseboard, Hot Water, Natural Gas	# of Fireplaces: 1	
Outdoor Area: Patio(s)		
Type of Roof: Tar & Gravel	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:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,582 sq. ft.				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!