


Presented by:
Bill Babcock
 Royal LePage Sterling Realty
 Phone: (604) 461-9220 Cell: (604) 230-9392
 Email: bbabcock@telus.net

New Westminster, Downtown NW Residential Attached
103 55 TENTH ST, V3M 6R5 **MLS# V1097193** **Active**

	List Price: \$247,200	Previous Price: \$261,500																																	
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Subdiv/Complex:</td> <td style="width: 33%;">Approx Yr Blt: 1993</td> <td style="width: 33%;">PID: 018-336-515</td> </tr> <tr> <td>Frontage:</td> <td></td> <td>Type: Apartment/Condo</td> </tr> <tr> <td>Depth/Size:</td> <td></td> <td>Zoning: CONDO</td> </tr> <tr> <td>Lot SqFt: 0</td> <td>Age at List Date: 21</td> <td>Taxes: \$1,294 (2014)</td> </tr> <tr> <td>Exposure:</td> <td>Bedrooms: 2</td> <td>GST/HST Incl?:</td> </tr> <tr> <td>Stories in Bldg:</td> <td>Bathrooms: 2</td> <td>Tax Incl Utilities: No</td> </tr> <tr> <td>Flood Plain:</td> <td>Full Baths: 2</td> <td>Apprvl Reqd:</td> </tr> <tr> <td>Meas. Type:</td> <td>Half Baths: 0</td> <td></td> </tr> <tr> <td>Fixtures Lsd: N</td> <td></td> <td></td> </tr> <tr> <td>Fixt Removed: N</td> <td></td> <td></td> </tr> <tr> <td>View: N</td> <td></td> <td></td> </tr> </table>			Subdiv/Complex:	Approx Yr Blt: 1993	PID: 018-336-515	Frontage:		Type: Apartment/Condo	Depth/Size:		Zoning: CONDO	Lot SqFt: 0	Age at List Date: 21	Taxes: \$1,294 (2014)	Exposure:	Bedrooms: 2	GST/HST Incl?:	Stories in Bldg:	Bathrooms: 2	Tax Incl Utilities: No	Flood Plain:	Full Baths: 2	Apprvl Reqd:	Meas. Type:	Half Baths: 0		Fixtures Lsd: N			Fixt Removed: N			View: N	
Subdiv/Complex:	Approx Yr Blt: 1993	PID: 018-336-515																																	
Frontage:		Type: Apartment/Condo																																	
Depth/Size:		Zoning: CONDO																																	
Lot SqFt: 0	Age at List Date: 21	Taxes: \$1,294 (2014)																																	
Exposure:	Bedrooms: 2	GST/HST Incl?:																																	
Stories in Bldg:	Bathrooms: 2	Tax Incl Utilities: No																																	
Flood Plain:	Full Baths: 2	Apprvl Reqd:																																	
Meas. Type:	Half Baths: 0																																		
Fixtures Lsd: N																																			
Fixt Removed: N																																			
View: N																																			

Style of Home: Ground Level Unit	Total Parking:	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete, Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel		
Renovations:	Reno Year:	Dist to Public Trans:
Flooring: Laminate, Mixed		Units in Development:
Water Supply: City/Municipal		Locker:
Heat/Fuel: Baseboard, Electric		Possession:
No. of Fireplaces: 0	R/I Fireplaces:	Title to Land: Freehold Strata
Fireplace Fuel:		Seller's Interest: Court Ordered Sale
Outdoor Area: Patio(s)		Mortgage Info: \$0
		Property Disclosure: N - FORECLOSURE
Mngmt Co:		Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed
Mngmt Ph:	Maint Fee: \$308.61	

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

Legal: PL LMS729 LT 214 BLK 23 LD 36 INTEREST IN THE COMMON PROPERTY IN PROPORTION TO T
 Amenities: Elevator, Shared Laundry
 Features Incl:

Site Influences:

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Master Bedroom	16' X 10'						
Main F.	Bedroom	14' X 10'						
Main F.	Kitchen	8' X 7'10						
Main F.	Living Room	15' X 12'						
Main F.	Dining	8' X 6'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 815	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 815	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 815		8

Listing Broker(s): Sutton Group - Seafair Realty

Wow. Bright S.W. facing, 2 bed and 2 full bath unit for sale. 815 sq.ft. of living space, high ceilings and 2 master beds with ensuites. Great investment property, perfect location being a short walk to skytrain, markets, movie theater, Douglas College, restaurants and New West Quay. Pet friendly building and rentals allowed. Smoking hot deal to be had here. Come see for yourself! Seeing is believing.