| | Luis Ay Metro Phone: http://v | esented by: /ala PREC* D Edge Realty C 604-551-4418 vww.luisayala.ca Duisayala.ca | | | |
|---|---|---|---|--|---|
| Active R2478068 Board: V Apartment/Condo | New ¹ Fras | ROYAL AVENUE Westminster erview NW /3L 0A9 | | Residential A \$599,00 | |
| | View: Complex / Sub | A): 0.00 Bathrooms: Full Baths: Full Baths: Full Baths: Half Baths: ST inc?: Bathrooms: Full Baths: Maint. Fee: ST inc?: Bathrooms: Full Baths: Maint. Fee: ST inc?: Bathrooms: Full Baths: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Bathrooms: Maint. Fee: ST inc?: Bathrooms: Maint. Fee: ST inc?: Bathrooms: ST inc?: ST inc?: Bathrooms: ST inc?: ST | etres): 0.00 2 2 2 0 \$447.80 ICES QUEENS PARK, | | 2007 13 C-3 \$2,877.06 2019 No |
| Legal: STRATA LOT 153, IN THE COMMON | er Unit Reno. Year: R.I. Plumbing: No Metered Water: R.I. Fireplaces: 0 | Total Parking: 1 Covered Par Parking: Garage; Undergroun Dist. to Public Transit: 1 Units in Development: 185 Title to Land: Freehold Strat Property Disc.: No Fixtures Leased: No : Fixtures Rmvd: No : Floor Finish: Laminate, Tile Snow removal ESTMINSTER DISTRICT STRAT/ NIT ENTITLEMENT OF THE STR | d Locker Dist. to Total L a , Wall/Wall/Mixe A PLAN BCS2450 ATA LOT AS SHO | o School Bus: 1 Jnits in Strata: 185 ed TOGETHER WITH A | AN INTEREST |

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

| Floor | Туре | Dime | nsions | Floor | Туре | Di | mensions | Floo | r Ty | /pe | Dimensions |
|----------------|---------------|----------------|------------|----------------|----------------|------------------|--------------|-------|-------------|----------|----------------|
| Main | Foyer | 8'0 : | k 8'3 | | | | х | | | | x |
| Main | Living Room | 14'2 | x 12'0 | | | | х | | | | x |
| Main | Dining Room | 11'8 : | k 7'8 | | | | x | | | | х |
| Main | Kitchen | 10'10 : | k 9'0 | | | | x | | | | х |
| Main | Master Bedro | om 13'6 : | x 11'4 | | | | x | | | | х |
| Main | Bedroom | 11'2 | x 8'10 | | | | X | | | | X |
| Main | Den | 8'3 : | k 7'5 | | | | x | | | | X |
| Main | Walk-In Close | et 5'0 : | x 4'10 | | | | x | | | | X |
| Main | Patio | 16'0 | k 7'7 | | | | x | | | | X |
| | | | ĸ | | | | x | | | | X |
| Finished Floor | (Main): | 1,111 | # of Rooi | ns: 9 # | of Kitchens: 1 | # of Levels: 1 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor | | ÓO | Crawl/Bsr | nt. Height: | | | 1 | Main | 3 | No | Barn: |
| Finished Floor | | 0 | Restricted | l Age: | | | 2 | Main | 5 | Yes | Workshop/Shed: |
| Finished Floor | | 0 | # of Pets | : 2 (| Cats: Yes I | Dogs: Yes | 3 | | | | Pool: |
| Finished Floor | | 1,111 sq. ft. | # or % o | f Rentals Al | llowed: 19 | - | 4 | | | | Garage Sz: |
| | | - | Bylaws: | Pets Allow | ed, Rentals A | llwd w/Restrctn | s 5 | | | | Grg Dr Ht: |
| Unfinished Flo | or: | 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.

| Sold Date: Sold D | | | | Luis Aya Metro Phone: 6 http://ww | ented by: ala PREC Edge Realty 504-551-4418 vw.luisayala.ca uisayala.ca | * | | | | | Ē |
|--|--|---|---|--|--|---|---|---|---|---|--|
| Sold Date: Main Bedroom 120 COS Prontage (feet): Frontage (feet): Frontage (metres): Frontage (metres): Frontage (metres): Frontage (metres): Frontage (metres): Peth / Size (ft.): Bedrooms: Approx. Year Built 200 Approx. Year Built 20 | R2481428 Board: V | ondo | | New W Upto | estminster own NW | г | | | Res | | |
| Total Parking: 2 Covered Parking: 2 Parking Access: Concrete Concrete Parking: Garage Underbuilding, Garage; Underground Concrete Concrete Dist. to School Bus: Concrete R.I. Plumbing: Dist. to School Bus: Concrete Nater Supply: City/Municipal Metered Water: Ring Access: Parking: City/Municipal Metered Water: Total Parking: City/Supply: City/Municipal Metered Water: Property Disc.: Yes Total Units in Strata: 41 Yite of Roof: Other R.I. Fireplaces: 2 Fixtures Leased: : Youtdoor Area Parking: City/Municipal Metered Water: Fixtures Leased: : Yuel / Heating: Electric # of Fireplaces: 2 Fixtures Leased: : Fixtures Leased: : Youtdoor Area Floor Tinish: Storage Floor Finish: Floor Finish: Main Living Room 16'0 x 14'0 Ype Dimensions Floor Type Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions X X </th <th></th> <th></th> <th></th> <th>Sold Date: Meas. Type: Depth / Size (ft. Lot Area (sq.ft.) Flood Plain: Council Apprv?: Exposure: If new, GST/HS' Mgmt. Co's Nam Mgmt. Co's Phot View: Complex / Subd Services Connect</th> <th>): : 0.00 T inc?: ne: Assertive N ne: 604-253-5 : iv: Amadeo ted: Electricity,</th> <th>Frontage (i Bedrooms: Bathrooms Full Baths: Half Baths: Maint. Fee Iorthwest 566 Sanitary</th> <th>metres): 3 3 3 0 : \$7 t Proper</th> <th>80.04 rty</th> <th>Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0</th> <th>Year Built: xes: Year: Utilities?:</th> <th>2009 11 C3 \$4,989.94 2020 No</th> | | | | Sold Date: Meas. Type: Depth / Size (ft. Lot Area (sq.ft.) Flood Plain: Council Apprv?: Exposure: If new, GST/HS' Mgmt. Co's Nam Mgmt. Co's Phot View: Complex / Subd Services Connect |): : 0.00 T inc?: ne: Assertive N ne: 604-253-5 : iv: Amadeo ted: Electricity, | Frontage (i Bedrooms: Bathrooms Full Baths: Half Baths: Maint. Fee Iorthwest 566 Sanitary | metres): 3 3 3 0 : \$7 t Proper | 80.04 rty | Approx. Age: Zoning: Gross Ta For Tax Tax Inc. P.I.D.: 0 | Year Built: xes: Year: Utilities?: | 2009 11 C3 \$4,989.94 2020 No |
| egal: STRATA LOT 40, SUB BLOCK 6, PLAN BCS3456, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE CO PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V menities: Storage ite Influences: eatures: ClthWsh/Dryr/Frdg/Stve/DW Floor Type Dimensions Floor Type Dimensions Floor Type Dimensions Main Living Room 16'0 x 14'0 Main Kitchen 12'0 x 9'0 Main Dining Room 12'0 x 8'0 Main Bedroom 11'0 x 10'0 Kather Kitchen Kitch | onstruction: xterior: oundation: ain Screen: enovations: Vater Supply: ireplace Fuel: uel/Heating: Outdoor Area: | Concrete Concrete Perimeter City/Municipal Other Electric Patio(s) & Deck(s), Ro | R.I. Mete R.I. # of | o. Year: Plumbing: ered Water: Fireplaces: Fireplaces: 2 | Total Parking: 2 Parking: Garage U Dist. to Public Trans Units in Developme Title to Land: Fre Property Disc.: Ye Fixtures Leased: Fixtures Rmvd: | Covered P Inderbuild sit: nt: eehold Stra s | ing, Ğar | age; Unde Locker: Dist. to | r ground : Y) School Bu | | |
| Main Living Room 16'0 x 14'0 x Main Kitchen 12'0 x 9'0 x Main Dining Room 12'0 x 8'0 x Main Bedroom 11'0 x 10'0 x | egal: menities: iite Influences | STRATA LÖT 40, SUB PROPERTY IN PROPO Storage | BLOCK 6, PLAN BCS PRTION TO THE UNI | 53456, NEW WEST T ENTITLEMENT (| IMINSTER LAND I OF THE STRATA LO | DISTRICT, DT AS SHO | TOGETH OWN ON | IER WITH FORM V | AN INTER | EST IN THI | |
| MainLaundry7'0 x 2'5xMainMaster Bedroom21'0 x 13'0xxxxxxxx | Main Main Main Main Main Main | Living Room 1 Kitchen 1 Dining Room 1 Bedroom 1 Bedroom 1 Laundry | 16'0 x 14'0 12'0 x 9'0 12'0 x 8'0 11'0 x 10'0 11'0 x 11'0 7'0 x 2'5 21'0 x 13'0 x x | r Type | Dir | X X X X X X X X X X | Floor | Ту | /pe | 1 | Dimensions X X X X X X X X X X X X X X |
| inished Floor (Main):1,665# of Rooms: 7# of Kitchens: 1# of Levels: 2BathFloor# of PiecesEnsuite?Outbuildiinished Floor (Above):0Crawl/Bsmt. Height:1Main4NoBarn:Barn:Barn:Workshop/Shedinished Floor (Below):0Restricted Age:2Main4NoBarn:Workshop/Shedinished Floor (Basement):0# of Pets:Cats:Dogs:3Above4YesPool:inished Floor (Total):1,665 sq. ft.Bylaws: Pets Allowed:45Garage Sz:Grg Dr Ht:Grg Dr Ht:Unfinished Floor:01,665 sq. ft.Basement: None785Grade Sz:Grg Dr Ht: | inished Floor inished Floor inished Floor inished Floor Infinished Floor | (Above): 0 (Below): 0 (Basement): 0 (Total): 1,665 sq or: 0 | Crawl/Bsmt. He Restricted Age: # of Pets: # or % of Rent Bylaws: Pets A w/Res | ight: Cats: als Allowed: Illowed w/Rest., F strctns | Dogs: | 1 2 3 4 5 6 7 | Main Main | 4 4 | No No | Barn: Workshop/ Pool: Garage Sz: | Shed: |
| Listing Broker(s): Oakwyn Realty Downtown Ltd. Oakwyn Realty Downtown Ltd. | icting Prokor(| s): Oakwyn Realty Dow | ntown Ltd. | | Oak | wyn Realt | ty Down | town Ltd. | | | |

| | | | | Pres | sented by: | | | | | | |
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| | | | | Metro | Edge Realty | | | | | MET | RO |
| | | | | | 604-551-4418 ww.luisayala.ca | | | | | EDC | Ē |
| | | | | | luisayala.ca | | | | | REAL | ТҮ |
| ctive | | | | PH2 225 S | SIXTH STREE | т | | | Res | idential At | tached |
| R2497917 | | | | New V | Vestminster | - | | | | \$786,00 |)0 (LP) |
| Board: V Apartment/Co | ndo | | | | ens Park 3L 3A5 | | | | | | (SP) M |
| ipur uniency co | | .%~ | | Sold Date: | | Frontage (| feet). | 0.00 | Original | Price: \$7 | 86,000 |
| | | - | 1.5 | Meas. Type: | | Frontage (| | | - | Year Built | - |
| | | | ~/ | Depth / Size (ft | t.): 0 | Bedrooms: | | | Age: | | 44 |
| | | | | Lot Area (sq.ft. |): 0.00 | Bathrooms | s: 2 | | Zoning: | | APT |
| | | | | Flood Plain: | | Full Baths: | 2 | | Gross Ta | axes: | \$2,867.7 |
| | | | 1 | Council Apprv? Exposure: | | Half Baths | - | | For Tax | | 2020 |
| | - | | | If new, GST/HS | ST inc?: | Maint. Fee | : \$5 | 531.43 | | Utilities?: | |
| | | | | Mgmt. Co's Nar | | | | | - | 01-487-9 irtual To | |
| <u>*****</u> | | | A Raille | Mgmt. Co's Pho | one: | | | | Tour: V | ii tudi 10 | |
| | | | | View: | : | | | | | | |
| | | | | Complex / Subo | | Natural | C 14/- | | | | |
| | | | | Sewer Type: | cted: Electricity, Communit | | Gas, wa | iter | | | |
| tyle of Home: | 1 Storey, Per | nthouse | | | Total Parking: | Covered P | | L Parking | Access: | | |
| onstruction: xterior: | Concrete Blo Other | ck | | | Parking: Garage; | Undergrou | und | Locker | | | |
| oundation: | Concrete Per | rimeter | | Reno. Year: | Dist. to Public Tran | nsit: | | Dist. to | School Bu | | |
| ain Screen: enovations: | | | | R.I. Plumbing: | Units in Developme Title to Land: Fr | | ata | Total U | nits in Stra | ta: 15 | |
| Vater Supply: | Community | | | Metered Water: | | | ala | | | | |
| ireplace Fuel: | | lot Water Na | tural Gae | R.I. Fireplaces: # of Fireplaces: 1 | Property Disc.: Ye Fixtures Leased: | es | | | | | |
| | | | turai Gas | π UIIIEDIACES. I | | • | | | | | |
| uel/Heating: Outdoor Area: | Patio(s) | | | | Fixtures Rmvd: | : | | | | | |
| uel/Heating: Outdoor Area: Type of Roof: | Patio(s) Tar & Gravel | | | | Floor Finish: | - | | | | | |
| uel/Heating: Outdoor Area: Type of Roof: Naint Fee Inc: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT | cup, Gardenin 15 BLOCK "H | " ST. GEO | ot Water, Manageme RGES SQUARE STRATA | Floor Finish: nt, Snow removal A PLAN NW663 TO | DGETHER V | | I INTEREST | IN THE C | COMMON | PROPERTY |
| uel/Heating: Outdoor Area: <u>ype of Roof:</u> 1aint Fee Inc: egal: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO | cup, Gardenin 15 BLOCK "H | " ST. GEOI T ENTITLI | ot Water, Manageme RGES SQUARE STRAT/ EMENT OF THE STRAT | Floor Finish: nt, Snow removal A PLAN NW663 TO | DGETHER V | | I INTEREST | IN THE C | COMMON | PROPERTY I |
| uel/Heating: utdoor Area: ype of Roof: laint Fee Inc: egal: menities: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch | " ST. GEOI T ENTITLI | ot Water, Manageme RGES SQUARE STRAT/ EMENT OF THE STRAT | Floor Finish: nt, Snow removal A PLAN NW663 TO | DGETHER V | | I INTEREST | IN THE C | COMMON | PROPERTY |
| uel/Heating: butdoor Area: ype of Roof: laint Fee Inc: egal: menities: ite Influences: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch | " ST. GEOI T ENTITLI nair Access | ot Water, Manageme RGES SQUARE STRAT/ EMENT OF THE STRAT | Floor Finish: nt, Snow removal A PLAN NW663 TO | DGETHER V | | IINTEREST | IN THE C | COMMON | PROPERTY |
| uel/Heating: Dutdoor Area: ype of Roof: laint Fee Inc: egal: menities: ite Influences: eatures: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion yr/Frdg/Stve/ | " ST. GEOI T ENTITLI nair Access | ot Water, Manageme RGES SQUARE STRAT/ EMENT OF THE STRAT | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN | DGETHER V | | | TIN THE C | COMMON | PROPERTY J |
| uel/Heating: Dutdoor Area: ype of Roof: laint Fee Inc: egal: menities: ite Influences: eatures: =loor Main | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca CithWsh/Dry Type Dining Room | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion yr/Frdg/Stve/ Dime 8'7 3 | " ST. GEOI T ENTITLI hair Access DW nsions < 12'7 | ot Water, Managemei RGES SQUARE STRAT EMENT OF THE STRAT s | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN | DGETHER V ON FORM | 1 | | | COMMON | Dimensions X |
| uel/Heating: Dutdoor Area: <u>ype of Roof:</u> Iaint Fee Inc: egal: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca CithWsh/Dry Type Dining Room Living Room Kitchen | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion yr/Frdg/Stve/ Dime 8'7 1 18'9 1 14'3 1 | " ST. GEOI T ENTITLI hair Access DW nsions < 12'7 < 15'3 < 13'1 | ot Water, Managemei RGES SQUARE STRAT EMENT OF THE STRAT s | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN | DGETHER V ON FORM | 1 | | | | Dimensions |
| uel/Heating: Dutdoor Area: <u>ype of Roof:</u> laint Fee Inc: egal: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTION In Suite Laun Central Loca CithWsh/Dry Type Dining Room Living Room Kitchen Bedroom | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion yr/Frdg/Stve/ Dime 87 p 18'9 p 14'3 p 12'9 p | " ST. GEOI T ENTITLI hair Access DW nsions < 12'7 < 15'3 < 13'1 < 10'10 | ot Water, Managemei RGES SQUARE STRAT EMENT OF THE STRAT s | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN | DGETHER V ON FORM | 1 | | | | Dimensions x x x x x |
| uel/Heating: Dutdoor Area: <u>ype of Roof:</u> laint Fee Inc: egal: | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca CithWsh/Dry Type Dining Room Living Room Kitchen | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion yr/Frdg/Stve/ Dime 8'7 o 18'9 o 14'3 o 12'9 o 11'1 o | " ST. GEOI T ENTITLI hair Access DW nsions < 12'7 < 15'3 < 13'1 | ot Water, Managemei RGES SQUARE STRAT EMENT OF THE STRAT s | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN | DGETHER V ON FORM imensions X X X | 1 | | | | Dimensions X X X |
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| uel/Heating: Dutdoor Area: ype of Roof: laint Fee Inc: egal: imenities: ite Influences: eatures: Floor Main Main Main Main Main Main Main Main | Patio(s) Tar & Gravel Garbage Pick STRATA LOT PROPORTIO In Suite Laur Central Loca CithWsh/Dry Type Dining Room Living Room Kitchen Bedroom Bedroom Bedroom Foyer | kup, Gardenin 15 BLOCK "H N TO THE UNI ndry, Wheelch tion /r/Frdg/Stve/ Dime 8'7 18'9 14'3 12'9 14'3 12'9 14'3 12'9 14'3 16'0 10'5 3 10'5 3 3 11'1 3 16'0 3 3 3 1,582 0 0 | " ST. GEOI T ENTITLI hair Access DW nsions (12'7 (15'3 (13'1 (10'10 (10'10 (10'1 (3'11) (3'11) (3'11) (10'1 (3'11) (3'1) (3'11)(| lot Water, Managemei RGES SQUARE STRAT/ EMENT OF THE STRAT s Floor Type ns: 7 # of Kitchens: 1 nt. Height: Age: | Floor Finish: nt, Snow removal A PLAN NW663 TC A LOT AS SHOWN Di Di L # of Levels: 1 | DGETHER V ON FORM | 1 Floor | Ty # of Pieces | rpe Ensuite? | Out Barn: Workshop | Dimensions X X X X X X X X X X X X X X X X X X X |
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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!