



Presented by:  
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**Active**  
**R2227359**

Board: V  
Row House (Non-Strata)

**230 BROOKES STREET**

New Westminster  
Queensborough  
V3M 0E8

Residential Attached

**\$749,900** (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:  
Mgmt. Co's Phone:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **3**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee:

Original Price: **\$776,900**  
Approx. Year Built: **2010**  
Age: **8**  
Zoning: **RT-2E**  
Gross Taxes: **\$3,213.99**  
For Tax Year: **2017**  
Tax Inc. Utilities?: **No**  
P.I.D.: **027-636-593**  
Tour: **Virtual Tour URL**

View: **Yes: PARK**  
Complex / Subdiv: **MARMALADE SKY**  
Services Connected: **Electricity, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces:  
# of Fireplaces: **1**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Garage; Single, Open**  
Locker:  
Dist. to School Bus:  
Total Units in Strata:

Property Disc.: **No**  
Fixtures Leased: **Yes: SOLD "AS IS WHERE IS" BASIS**  
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE I" BASIS**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc:

Legal: **LOT 149 DISTRICT LOT 757 NWD GROUP I PLAN BCP37928 GROUP 1, AND PART OF THE FORESHORE AND BED OF ANNACIS CHANNEL OF FRASER RIVER AND DYKE RESERVE**

Amenities:

Site Influences:  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'0 x 15'6			x			x
Main	Kitchen	8'7 x 9'2			x			x
Main	Eating Area	8'7 x 8'5			x			x
Main	Dining Room	14'8 x 7'7			x			x
Main	Family Room	9'5 x 11'10			x			x
Main	Foyer	5'10 x 5'5			x			x
Above	Master Bedroom	9'11 x 13'4			x			x
Above	Bedroom	9'7 x 11'10			x			x
Above	Bedroom	8'1 x 10'0			x			x
		x			x			

Finished Floor (Main):	<b>1,525</b>	# of Rooms: <b>9</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Above	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3	Above	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>1,525 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict:			5				Door Height:
Grand Total:	<b>1,525 sq. ft.</b>	Basement: <b>Crawl</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Select Realty**

**NO STRATA FEES! Fabulous 3 bedroom 2.5 Bath ROWHOME situated across from Port Royal Park in the popular Marmalade Sky! Features a spacious open floor plan and has tons of storage. Nice sized backyard make this the perfect family home! Schools and parks close by! Don't delay! Open House Sunday January 7th 2-4**