



Presented by:  
**Luis Ayala PREC\***

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**Active**  
**R2426813**

Board: V  
Apartment/Condo

**1602 15 E ROYAL AVENUE**

New Westminster  
Fraserview NW  
V3L 0A9

Residential Attached

**\$679,000** (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$699,000**  
Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **2007**  
Depth / Size (ft.): **0** Bedrooms: **2** Age: **13**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **C-3**  
Flood Plain: Full Baths: **2** Gross Taxes: **\$2,877.06**  
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2019**  
Exposure: **West** Maint. Fee: **\$445.00** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **027-143-562**  
Mgmt. Co's Name: **RANCHO MGMT SERVICES** Tour:  
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: **Gardening, Management, Recreation Facility**  
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
Main	Laundry	7'2 x 5'			x			x

Finished Floor (Main):	<b>1,111</b>	# of Rooms: <b>10</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>5</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,111 sq. ft.</b>	# or % of Rentals Allowed: <b>19</b>			4				Garage Sz:
		Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>None</b>			6				
Grand Total:	<b>1,111 sq. ft.</b>				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.**



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**Active**  
**R2427736**  
Board: V  
Apartment/Condo

**1801 188 AGNES STREET**

New Westminster  
Downtown NW  
V3L 0H6

Residential Attached

**\$779,000** (LP)

(SP)



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.):  
Lot Area (sq.ft.): **0.00**  
Flood Plain: **No**  
Council Apprv?:  
Exposure: **South**  
If new, GST/HST inc?:  
Mgmt. Co's Name: **FIRST SERVICE RES**  
Mgmt. Co's Phone: **604-648-4455**  
View: **Yes: RIVER, MOUNTAIN**  
Complex / Subdiv: **AGNES & ELLIOT**  
Services Connected: **Electricity, Natural Gas**  
Sewer Type:

Frontage (feet):  
Frontage (metres):  
Bedrooms: **2**  
Bathrooms: **2**  
Full Baths: **2**  
Half Baths: **0**  
Maint. Fee: **\$423.27**

Original Price: **\$779,000**  
Approx. Year Built: **2017**  
Age: **3**  
Zoning: **CD24**  
Gross Taxes: **\$3,906.84**  
For Tax Year: **2019**  
Tax Inc. Utilities?: **Yes**  
P.I.D.: **030-122-686**  
Tour:

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

Reno. Year:  
R.I. Plumbing:  
  
Metered Water:  
R.I. Fireplaces:  
# of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Garage Underbuilding**  
  
Locker: **Y**  
Dist. to Public Transit: **1**  
Units in Development: **130**  
Title to Land: **Freehold Strata**  
  
Property Disc.: **Yes**  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility**  
Legal: **STRATA LOT 126, BLOCK 19, PLAN EPS4196, 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: **Bike Room, Elevator, Exercise Centre, Recreation Center**

Site Influences:  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'11 x 9'11			x			x
Main	Dining Room	9'11 x 15'5			x			x
Main	Kitchen	13'6 x 9'			x			x
Main	Master Bedroom	12' x 10'10			x			x
Main	Bedroom	10'6 x 14'2			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,154</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>3</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total):	<b>1,154 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaws: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Grg Dr Ht:
Grand Total:	<b>1,154 sq. ft.</b>	Basement: <b>None</b>			6				
					7				
					8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

**RE/MAX Sabre Realty Group**

**Priced to Sell! \$81,000 under the 2019 BC Assessment. This stunning brand new never lived in 2 bed 2 bath Sub-Penthouse features soaring ceilings, an open concept with top of the line european appliances including a gas range, panel dishwasher and built in microwave. Enjoy incredible views of the Fraser River and the Coastal Mountains from your semi covered 295 sq/ft patio. Located at Agnes & Elliot away from the noise of the city, but close enough to take advantage of the developing Waterfront and Columbia Street. Amenities include a well equipped gym, and a large amenity room great for private events. 1 Parking & 1 Storage Locker included. Act Fast on this court ordered sale, as it won't last at this price!**



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**Active**  
**R2429371**  
Board: V  
Apartment/Condo

**1402 121 TENTH STREET**

New Westminster  
Uptown NW  
V3M 3X7

Residential Attached

**\$595,000** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$595,000**  
Meas. Type: **Feet** Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1990**  
Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **30**  
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**  
Flood Plain: \_\_\_\_\_ Full Baths: **2** Gross Taxes: **\$2,550.85**  
Council Apprv?: \_\_\_\_\_ Half Baths: **0** For Tax Year: **2019**  
Exposure: \_\_\_\_\_ Maint. Fee: **\$443.62** Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **016-789-954**  
Mgmt. Co's Name: **First Service Residential** Tour: \_\_\_\_\_  
Mgmt. Co's Phone: **604-683-8900**  
View: **Yes: City Lights, Fraser River**  
Complex / Subdiv: **Vista Royale**  
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: \_\_\_\_\_

Style of Home: <b>Corner Unit, Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Lane, Rear</b>
Construction: <b>Concrete</b>	Parking: <b>Garage Underbuilding, Visitor Parking</b>	Locker: <b>Y</b>	
Exterior: <b>Concrete, Glass</b>	Dist. to Public Transit: <b>Close</b>	Dist. to School Bus: <b>Close</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>108</b>	Total Units in Strata: <b>108</b>	
Rain Screen: _____	Title to Land: <b>Freehold Strata</b>		
Renovations: _____	Property Disc.: <b>No</b>		
Water Supply: <b>City/Municipal</b>	Fixtures Leased: _____		
Fireplace Fuel: _____	Fixtures Rmvd: _____		
Fuel/Heating: <b>Baseboard, Electric</b>	Floor Finish: <b>Mixed</b>		
Outdoor Area: <b>Balcony(s)</b>			
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**  
Legal: **STRATA LOT 70 BLOCK 36, PLAN NWS3390, 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 1 OR V**  
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'6 x 12'			x			x
Main	Dining Room	10'6 x 9'			x			x
Main	Kitchen	11'5 x 8'			x			x
Main	Master Bedroom	19'7 x 11'5			x			x
Main	Bedroom	12' x 10'			x			x
Main	Den	11' x 9'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,262</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height: _____			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age: _____			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: _____ Cats: <b>No</b> Dogs: <b>No</b>			3				Pool:
Finished Floor (Total): <b>1,262 sq. ft.</b>	# or % of Rentals Allowed: _____			4				Garage Sz:
	Bylaws: <b>Pets Not Allowed, Rentals Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,262 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

**Great location for this 2 bedroom plus Den with 2 bathrooms and 1262 sq. ft. in size. 1 parking stall and 1 locker. Nice view of the city and some water view. Close to skytrain, the Quay, restaurants, park and schools. Updates include exterior painting 2008, re-piping 2009 and roof.**



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**Active**  
**R2430459**  
Board: V  
Apartment/Condo

**105 211 TWELFTH STREET**

New Westminster  
Uptown NW  
V3M 4H4

Residential Attached

**\$499,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: <b>\$514,900</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>1997</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Age: <b>23</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>2</b>	Zoning: <b>RM4</b>
Flood Plain: <b>No</b>	Full Baths: <b>2</b>	Gross Taxes: <b>\$2,562.63</b>
Council Apprv?:	Half Baths: <b>0</b>	For Tax Year: <b>2019</b>
Exposure: <b>South</b>	Maint. Fee: <b>\$400.23</b>	Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:		P.I.D.: <b>023-677-376</b>
Mgmt. Co's Name: <b>Rancho</b>		Tour:
Mgmt. Co's Phone: <b>604-331-4236</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>DISCOVERY REACH</b>		
Services Connected: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>		

Style of Home: <b>Other</b>	Total Parking:	Covered Parking: <b>1</b>	Parking Access:
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Underground</b>		
Exterior: <b>Mixed, Vinyl, Wood</b>			Locker: <b>Y</b>
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit: <b>CLOSE</b>		Dist. to School Bus:
Rain Screen:	Units in Development:		Total Units in Strata:
Renovations:	Title to Land: <b>Freehold Strata</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>No</b>		
Fireplace Fuel: <b>Gas - Natural</b>	Fixtures Leased: <b>:</b>		
Fuel/Heating: <b>Baseboard, Electric, Natural Gas</b>	Fixtures Rmvd: <b>:</b>		
Outdoor Area: <b>Patio(s)</b>	Floor Finish:		
Type of Roof: <b>Other</b>			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**  
Legal: **SL 2 SUBURBAN BLK 5 SP LMS2687**

Amenities: **Bike Room, Club House, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	17' x 11'7			x			x
Main	Bedroom	12'11 x 10'			x			x
Main	Den	15'8 x 11'3			x			x
Main	Living Room	15' x 11'6			x			x
Main	Kitchen	9'6 x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,123</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3				Pool:
Finished Floor (Total): <b>1,123 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,123 sq. ft.</b>				7				
				8				

Listing Broker(s): **Sutton Group - 1st West Realty**

**1,123 sq ft!!! 2 bdrm 2 bath with Large Den can be used as 3rd bedroom. Ground Level unit with oversize patio.10 minutes walking distance to Skytrain, Busloop, Shoppings, Restaurants, Westminster Quay, Recreation & Schools.**