



Presented by:  
**Nikki Cvitanovic**  
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New Westminster, Uptown NW Residential Attached  
**# 212 815 FOURTH AV, V3M 1S8** MLS# V1032088 Active

No Photo Available

List Price:	\$117,000	Previous Price:	\$129,000
		Original Price:	\$129,000
Subdiv/Complex: NORFOLK HOUSE			
Frontage:		Approx Yr Blt:	1976
Depth/Size:		PID:	001-260-758
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	3	Taxes:	\$1,190 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Reqd:	Yes
Fixt Removed:			
View:			

Style of Home:	Corner Unit, End Unit	Total Parking:	0	Covered Parking:	0
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Open		
Exterior:	Mixed				
Rain Screen:	No	R/I Plumbing:			
Type of Roof:	Tar & Gravel, Wood	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	33	Total Units in Strata:	33
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	CROSSROADS MGMT	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:		Maint Fee:	\$464.24		

Maint Charge Incl: Gardening, Garbage Pickup, Caretaker, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL NWS286 LT 20 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
 Amenities: None  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 19'3						
Main F.	Kitchen	7' X 7'6						
Main F.	Master Bedroom	12' X 14'						
Main F.	Bedroom	11' X 9'3						
Main F.	Entrance Hall	7'6 X 3'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	868	Finished Levels:	1	1	2 Piece; Ensuite: N; 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:	868	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	868			8	

Listing Broker(s): (1) Coldwell Banker Westburn Rlty.



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New Westminster, Uptown NW

MLS# V1037288

Residential Attached

# 109 436 SEVENTH ST, V3M 3L3

Active



List Price: \$117,900 Previous Price: \$124,900  
 Original Price: \$124,900

Subdiv/Complex: Frontage: Approx Yr Blt: 1977 PID: 001-611-429  
 Depth/Size: Type: Apartment/Condo  
 Lot SqFt: 0 Age at List Date: 36 Zoning: RM2  
 Exposure: Bedrooms: 1 Taxes: (2013)  
 Stories in Bldg: 3 Bathrooms: 1 If New GST/HST Incl:  
 Flood Plain: Full Baths: 1 Tax Incl Utils: Yes  
 Meas. Type: Half Baths: 0 Apprvl Reqd:  
 Fixtures Lsd:  
 Fixt Removed:  
 View:

Style of Home: Ground Level Unit Total Parking: Covered Parking:  
 Construction: Frame - Wood Parking Access: Rear  
 Foundation: Concrete Slab Parking Facilities: None  
 Exterior: Mixed  
 Rain Screen: R/I Plumbing:  
 Type of Roof: Tar & Gravel  
 Renovations: Reno Year: Dist to Public Trans: Dist to School/Bus:  
 Flooring: Units in Development: 41 Total Units in Strata: 41  
 Water Supply: City/Municipal Locker:  
 Heat/Fuel: Baseboard, Hot Water 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: ASSERTIVE PROP MNG Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed  
 Mngmt Ph: 604-253-5566 Maint Fee: \$285.12 w/Restrictions

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

Legal: PL NWS982 LT 8 LD 36 THE UNIT ENTITLEMENT OF THE \*\*TR 12-13-13\*\*  
 Amenities: Elevator, Shared Laundry, Storage, Workshop Attached  
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'9 X 9'6						
Main F.	Kitchen	9'1 X 7'						
Main F.	Dining	11'1 X 9'6						
Main F.	Master Bedroom	13'2 X 9'10						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms
Finished Floor Area Main:	617	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	617	Restricted Age:		5
		# Pets / Cats; Dogs:		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	617			8

Listing Broker(s): (1) Keller Williams Black Diamond

One bdrm ground floor condo at the "Regency Court" in the heart of New Westminster. Close to Royal City Centre Mall, banks, Moody Park, rec centre, medical office, and all kinds of dining. Make this affordable and comfortable place your own home.



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New Westminster, Fraserview NW  
**# 3 340 GINGER DR, V3L 5L7**

**MLS# V1051831**

**Residential Attached**  
**Active**



List Price:	\$144,900	Previous Price:	
		Original Price:	\$144,900
Subdiv/Complex: FRASER MEWS			
Frontage:		Approx Yr Blt:	1987
Depth/Size:		PID:	004-558-260
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,016 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req'd:	No
Fixt Removed:	N - SOLD "AS IS WHERE IS"		
View:	Y - GRASSY KNOWL & TREES		

Style of Home:	1 Storey, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed, Wood				
Rain Screen:		R/I Plumbing:	No		
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	6
Renovations:	Partly	Units in Development:	159	Total Units in Strata:	159
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	I.J.M. PROPERTIES	Property Disclosure:	N - SOLD "AS IS WHERE IS"		
Mngmt Ph:	604-736-7018	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Maint Fee:	\$185.25				

Maint Charge Incl: Garbage Pickup, Management, Snow removal, Gardening

Legal: STRATA LOT 126 DISTRICT LOT 115 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW2410  
 Amenities: Shared Laundry  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	4' X 3'6"						
Main F.	Living Room	15'6" X 13'3"						
Main F.	Dining	9'8" X 8'2"						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	13' X 11'8"						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	830	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	830	Restricted Age:		5	
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	830			8	

Listing Broker(s): (1) Royal LePage West R.E.S.

WOW!!! What a great deal Fraser Mews. Very well priced and ready for immediate occupancy. Separate front door enters into foyer and leads upstairs to a one level unit. Features include laminate and tile floors, some updating in the kitchen and bath. The living area and Master bedroom both have slider doors to quiet decks that overlook a grassy knoll with lots of trees. You will love the location, minutes to shopping, located on transit stop, across the street is beautiful Queens Park. The layout offers a large open feel with lots of windows. This unit is fully rentable and the complex does allow pets with some restrictions, perfect for INVESTORS or FIRST TIME BUYER. Hurry it won't last.



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New Westminster, Uptown NW

MLS# V1045606

Residential Attached

# 301 436 SEVENTH ST, V3M 3L3

Active



List Price:	\$157,500	Previous Price:	\$165,000
		Original Price:	\$165,000
Subdiv/Complex: REGENCY COURT			
Frontage:		Approx Yr Blt:	1977
Depth/Size:		PID:	001-611-712
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	E	Age at List Date:	37
Stories in Bldg:		Zoning:	RM-2
Flood Plain:	No	Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:	N	If New GST/HST Incl:	\$867 (2013)
		Tax Incl Utils:	No
		Apprvl Reqd:	No

Style of Home:	1 Storey, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Slab	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1	Dist to School/Bus:	3
Renovations:		Units in Development:	41	Total Units in Strata:	41
Flooring:	Laminate, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:	ASSERTIVE PPTY MGMT	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-253-5566	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
	Maint Fee: \$327.89				

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

Legal: PL NWS982 LT 30 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON

Amenities: Elevator, Shared Laundry

Features Incl: Dishwasher, Drapes/Window Coverings, Intercom, Refrigerator, Stove

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'3						
Main F.	Dining	8'2 X 11'3						
Main F.	Kitchen	9'4 X 7'10						
Main F.	Master Bedroom	13'4 X 9'3						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	612	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	612	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	612			8	

Listing Broker(s): (1) Macdonald Realty Ltd.

First-timers or downsizers alike, here's a tastefully renovated warm, cozy suite in Regency Court with a private east-facing balcony for sunny morning coffees! Situated right in the heart of Uptown New Westminster, you're just steps to Royal City Centre, Moody Park and all the trendy, friendly New West, shops and restaurants. Sorry investors, rentals are at maximum.



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New Westminster, Downtown NW

MLS# V1051670

Residential Attached

# 1406 320 ROYAL AV, V3L 5C6

Active



List Price:	\$189,000	Previous Price:	
		Original Price:	\$189,000
Subdiv/Complex: PEPPER TREE			
Frontage:		Approx Yr Blt:	1975
Depth/Size:		PID:	001-309-188
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	MF
Stories in Bldg:		Taxes:	\$1,068 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	
Fixt Removed:	N		
View:	Y - PARK/RIVER		

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	OUTFRONT	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	112
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Hot Water	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	None	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mngmt Co:		Property Disclosure:	N - VACANT COURT ORDERED SALE		
Mngmt Ph:		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$375.35		

Maint Charge Incl: Caretaker, Gardening, Heat, Hot Water, Management, Recreation Facility

Legal: PL NWS340 LT 97 BLK 31 LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Elevator, Sauna/Steam Room, Storage, Tennis Court(s)

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 12'						
Main F.	Dining	10'2 X 6'2						
Main F.	Kitchen	9'2 X 7'3						
Main F.	Master Bedroom	17' X 11'						
Main F.	Bedroom	14' X 10'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main:	886	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	886	Restricted Age:		5
		# Pets / Cats; Dogs: 1 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	0	# or % Rentals:	#6	7
Grand Total Floor Area:	886			8

Listing Broker(s): (1) HomeLife Benchmark Rlty. (W.R.), (2) HomeLife Benchmark Rlty. (W.R.)

PEPPER TREE concrete high rise building. Great opportunity for a 2 bedroom condo in a great location across from the park and nice river view from the balcony. Generous sized bedrooms. Strata fee includes heat and hot water. No age restrictions, one small dog or cat allowed. Rentals capped at six units with a current waiting list. Court ordered sale.



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New Westminster, Uptown NW

MLS# V1043101

Residential Attached

# L1 1026 QUEENS AV, V3M 6B2

Active



List Price: \$195,000 Previous Price: \$202,000  
 Original Price: \$212,000

Subdiv/Complex: AMARA TERRACE

Frontage:	Approx Yr Blt: 1985	PID:	002-524-040
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 29	Zoning:	RM4
Exposure:	Bedrooms: 2	Taxes:	\$1,241 (2013)
Stories in Bldg: 14	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain: No	Full Baths: 1	Tax Incl Utils:	No
Meas. Type:	Half Baths: 0	Apprvl Req'd:	No
Fixtures Lsd: Y - COURT SALE, AS-IS WHERE-IS			
Fixt Removed: Y - COURT SALE, AS-IS WHERE-IS			
View: N			

Style of Home:	Rancher/Bungalow	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	2 BLKS	Dist to School/Bus:	2 BLKS
Renovations:		Units in Development:		Total Units in Strata:	97
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Sundeck(s)				
Mngmt Co:	BAYWEST	Property Disclosure:	N - COURT SALE, AS-IS WHERE-IS		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
Maint Fee:	\$340.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility

Legal: PL NWS2333 LT 9 BLK 36 LD 36 STRATA LOT AS SHOWN ON FORM 1  
 Amenities: Elevator, Garden, Pool; Outdoor, Recreation Center, Shared Laundry  
 Features Incl:

Site Influences: Central Location, Paved Road, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	7'2 X 10'						
Main F.	Living Room	12'2 X 17'9						
Main F.	Master Bedroom	11'5 X 11'1						
Main F.	Bedroom	11'2 X 11'6						
Main F.	Den	6' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	915	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	915	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	915			8	

Listing Broker(s): (1) Landmark Realty Corp.

AMARA TERRACE, a solid concrete highrise near Skytrain, the Quay, Douglas College, IGA and more. The building has a newer roof, updated boilers and building re-piping was done in 2011. There's a recreational facility with games room and fitness centre. Heated outdoor pool with new membrane in 2013. Underground parking, on-site caretaker, hot water included in strata, 1 parking stall and storage locker. No pets. A well-managed building. Two bedrooms, a den, 1 full bathroom, shared laundry facilities.





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New Westminster, Uptown NW

MLS# V1051034

Residential Attached

# 111 519 12TH ST, V3M 6V9

Active



List Price:	\$235,500	Previous Price:	
		Original Price:	\$235,500
Subdiv/Complex: KINGSGATE			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-498-633
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$1,559 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	No
Fixt Removed:			
View:	Y - COURTYARD		

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	ON	Dist to School/Bus:	4 BLKS
Renovations:		Units in Development:	112	Total Units in Strata:	112
Flooring:	Laminate, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	TOUCHSTONE	Property Disclosure:	N - SELLER NEVER LIVED AT PROPERTY		
Mngmt Ph:	604-688-4340	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$311.28		

Maint Charge Incl: Caretaker, Gardening, Gas, Hot Water, Management

Legal: PL LMS2450 LT 68 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.  
 Amenities: In Suite Laundry, Storage  
 Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 12'						
Main F.	Dining	11' X 10'						
Main F.	Kitchen	10' X 7'6						
Main F.	Master Bedroom	12'6 X 11'						
Main F.	Bedroom	10' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	964	Finished Levels:	3	1	3 Piece; Ensuite: N; 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:	964	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	964			8	

Listing Broker(s): (1) RE/MAX All Points Realty Grp.

Spacious & bright 2 bedroom, 2 bath ground floor unit with huge wrap around covered patio facing quiet courtyard. Big galley kitchen is open to living room. Laminate floors, gas f/p, insuite laundry and lots of closet space. Storage locker on same floor as unit. Convenient location in Uptown New West with transit at your door. Steps to Moody Park, Entertainment & Shopping. Unit needs TLC. Easy to show.



Presented by:  
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New Westminster, Uptown NW

MLS# V1043058

Residential Attached

# 503 220 ELEVENTH ST, V3M 4C9

Active



List Price:	\$255,000	Previous Price:	\$270,000
		Original Price:	\$270,000
Subdiv/Complex: QUEEN'S COVE			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		PID:	017-715-113
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	SW	Age at List Date:	22
Stories in Bldg:		Zoning:	RM4
Flood Plain:	No	Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:	Y - REFER TO REMARKS	Half Baths:	0
View:	Y - SW VIEW	Taxes:	\$1,530 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete Frame	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:		Dist to Public Trans:	1 BLK
Flooring:	Wall/Wall/Mixed			Units in Development:	
Water Supply:	City/Municipal			Locker:	
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Court Ordered Sale
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			Mortgage Info:	\$0
		Property Disclosure:	N - SOLD AS IS		
Mngmt Co:	PACIFIC QUORUM	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		
Mngmt Ph:	604-635-0260	Maint Fee:	\$257.64		

Maint Charge Incl: Gardening, Garbage Pickup, Management, Recreation Facility

Legal: PL LMS304 LT 20 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
 Amenities: None  
 Features Incl: Other - See Remarks

Site Influences: Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'0 X 11'8						
Main F.	Kitchen	11'0 X 8'0						
Main F.	Dining	11'0 X 8'9						
Main F.	Master Bedroom	13'7 X 12'0						
Main F.	Bedroom	11'3 X 9'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	939	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	939	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	939			8	

Listing Broker(s): (1) Macdonald Realty Ltd (Coq)

BOSA construction. Unit has South West view. 2 bedrooms & 1 washroom. Please contact realtor for more information and showing requests.