



Presented by:
Nikki Cvitanovic

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Active
V1107752

Board: V
Apartment/Condo

409 715 ROYAL AVENUE

New Westminster
Uptown NW
V3M 5X4

Residential Attached

\$122,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Approval Req?:
Exposure: **Northeast**
If new, GST/HST inc?:
Mgmt. Co's Name: **NORTHWEST**
Mgmt. Co's Phone: **604-980-4729**
View: **No :**
Complex / Subdiv: **VISTA ROYAL**
Services Connected: **Electricity, Septic, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$394.88**

Original Price: **\$162,000**
Approx. Year Built: **1978**
Age: **37**
Zoning: **RM-2**
Gross Taxes: **\$985.00**
For Tax Year: **2014**
Tax Inc. Utilities?: **No**
P.I.D.: **001-700-278**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Stucco, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **None**
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Locker:
Dist. to School Bus: **1**
Total Units in Strata:
Dist. to Public Transit: **1**
Units in Development: **51**
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Heat, Hot Water, Management**
Legal: **PL NWS1229 LT 38 BLK 35 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**

Amenities: **Elevator, Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	7' x 7'6"			x			x
Main	Dining Room	7' x 8'			x			x
Main	Living Room	13'6" x 14'			x			x
Main	Bedroom	10'6" x 13'			x			x
Main	Storage	4'4" x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	683	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:						2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		3				Pool:
Finished Floor (Total):	683 sq. ft.	# or % of Rentals Allowed:						4				Garage Sz:
		Bylaw Restrict:	Pets Allowed w/Rest., Rentals					5				Door Height:
Unfinished Floor:	0	Allwd w/Restrctns						6				
Grand Total:	683 sq. ft.	Basement:	None					7				
								8				

Listing Broker(s): **RE/MAX Progroup Realty (Del)**

COURT ORDERED SALE. Being sold 'AS-IS, WHERE-IS'. Large 1 bedroom, quiet corner with northeast exposure & plenty of natural light in the 'VISTA ROYAL'. Extra large secured parking spot and locker (4'x6') plus ensuite storage. Huge deck measuring 5'6" x 27' with access from both the living room and Master Bedroom. Fabulous location conveniently located close to shopping, Skytrain, Douglas College, recreation & Starbucks. Shared Laundry. Heat & hot water included in the maint fee. The building has been re-piped. The listing Realtor is only representing the Seller and all public inquiries must go through their own Realtor.



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Active
R2001966

Board: V
Apartment/Condo

208 910 FIFTH AVENUE

New Westminster
Uptown NW
V3M 1Y2

Residential Attached

\$123,000 (LP)

(SP)



Sold Date: Frontage (feet): Original Price: **\$123,000**
Meas. Type: Frontage (metres): Approx. Year Built: **1970**
Depth / Size (ft.): Bedrooms: **1** Age: **45**
Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **R2**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$0.00**
Approval Req?: **Yes** Half Baths: **0** For Tax Year: **2015**
Exposure: Maint. Fee: **\$240.00** Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: P.I.D.: **800-098-821**
Mgmt. Co's Name: **SELF MANAGED**
Mgmt. Co's Phone:
View: :
Complex / Subdiv: **GROSVENOR COURT**
Services Connected: **Community**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Hot Water**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage Underbuilding**
Locker: **Y**
Dist. to Public Transit:
Units in Development: **41** Dist. to School Bus:
Title to Land: **Other** Total Units in Strata: **41**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management, Taxes**
Legal: **PL 35363 LOT 20 LD 37 SUBURBAN BLOCK 7**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'			x			x
Main	Dining Room	7'6 x 7'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Bedroom	12' x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	561	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	561 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Grand Total:	561 sq. ft.	w/Rest., Rentals Not Allowed			6				
		Basement: None			7				
					8				

Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Why rent when you can own your own home. Here is a fantastic opportunity to purchase in this well run 40+ "Uptown" building-Grosvenor Court. Easy walking to shopping, transit, parks, recreation & medical clinics. This one bedroom unit needs a bit of T.L.C but will be well worth the effort. The roof was done in 2014, the boiler in 2011 & the building has a great contingency fund. Bonus the maintenance fee includes property taxes, hot water, heat, gardening & garbage. One small pet allowed (cat or dog) but sorry no rentals- Court ordered sale. Grosvenor Court is a pleasure to show-its quiet-its cared for & its YOURS-Comfy, cozy & convenient. Affordable living @ its Best. Call for more details.



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Active
V1136346

Board: V
Apartment/Condo

404 715 ROYAL AVENUE

New Westminster
Uptown NW
V3M 5X4

Residential Attached

\$130,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$139,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1978
Depth / Size (ft.):	Bedrooms: 1	Age: 37
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: MF
Flood Plain: No	Full Baths: 1	Gross Taxes: \$857.00
Approval Req?: No	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$344.00	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-700-219
Mgmt. Co's Name: NORTHWEST		
Mgmt. Co's Phone: 604-980-4729		
View: No :		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Water		

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel:
Fuel/Heating: **Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**
of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker:
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **:**
Floor Finish:

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water**
Legal: **PL NWS1229 LT 32 BLK 35 LD 36 GROUP 1, 595/33872 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 16'9"			x			x
Main	Dining Room	7'7" x 7'9"			x			x
Main	Kitchen	7'7" x 6'8"			x			x
Main	Bedroom	10'10" x 10'10"			x			x
Main	Steam Room	4' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 595	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 595 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 595 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.(Coq)**

Court order sale. One bedroom, crown oldings, some TLC required. Call today to view.



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Active
R2020787

Board: V
Apartment/Condo

208 315 TENTH STREET

New Westminster
Uptown NW
V3M 3Y2

Residential Attached

\$199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$199,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1983
Depth / Size (ft.):	Bedrooms: 2	Age: 32
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM2
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,052.38
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$435.22	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: 002-024-063
Mgmt. Co's Name: PACIFIC QUORUM PROPERTIES		
Mgmt. Co's Phone: 604-685-3828		
View: No :		
Complex / Subdiv: SPRINGBOK		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		

Style of Home: **Other**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage Underbuilding**
Locker:
Dist. to Public Transit: **1**
Units in Development:
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Maint Fee Inc: **Caretaker, Garbage Pickup, Hot Water**
Legal: **PL NWS1827 LT 16 LD 36 SUBURBAN BLOCK 6, GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNI**

Amenities: **Elevator, Storage**

Site Influences: **Central Location, Shopping Nearby**
Features: **Dishwasher, Fireplace Insert, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Kitchen	8' x 6'			x			x
Main	Dining Room	12' x 11'			x			x
Main	Master Bedroom	12'6 x 11'			x			x
Main	Bedroom	11' x 8'6			x			x
Main	Foyer	6' x 4'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 816	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 816 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: No Restrictions			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 816 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Royal Pacific Tri-Cities Rlty**

Court order sale. Located in the Uptown of New Westminster, minutes away from New Westminster Mall, Quay, Skytrain, Park, Recreation and Douglas College. Major upgrades/improvements done to the building. Two bedroom, end unit with over 800 sq ft, laminated floor. One parking and one storage locker. Great value!! Must see.



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Active
R2020779

Board: V
Apartment/Condo

302 1032 QUEENS AVENUE

New Westminster
Uptown NW
V3M 6T7

Residential Attached

\$244,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$244,000**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1995**
Depth / Size (ft.): _____ Bedrooms: **2** Age: **20**
Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM-4**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,517.10**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**
Exposure: **West** Maint. Fee: **\$350.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: _____ P.I.D.: **019-172-443**
Mgmt. Co's Name: **PACIFIC QUORUM**
Mgmt. Co's Phone: **604-635-0260**
View: **No** : _____
Complex / Subdiv: **QUEEN'S TERRACE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: _____
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Propane**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: _____
Units in Development: **104** Dist. to School Bus: _____
Title to Land: **Freehold Strata** Total Units in Strata: **104**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **Yes: SOLD "AS IS WHERE IS" ONLY**
Fixtures Rmvd: **Yes: SOLD "AS IS WHERE IS" ONLY**
Floor Finish: **Mixed, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Recreation Facility**
Legal: **PL LMS1855 LT 34 BLK 36 LD 37**

Amenities: **Elevator, In Suite Laundry, Wheelchair Access**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 12'7			x			x
Main	Dining Room	8'7 x 8'7			x			x
Main	Kitchen	12'6 x 7'10			x			x
Main	Master Bedroom	11' x 11'			x			x
Main	Bedroom	11' x 8'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 827	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 827 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Unfinished Floor: 0	Allwd w/Restrctns			6				
Grand Total: 827 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **RE/MAX 2000 Realty**

Court Ordered Sale - Spacious 2 bedroom, 2 bathroom, ground level, corner unit boasting massive 330 square foot outdoor patio area. This home has been partially updated and shows reasonably well, but is sold on "As is Where is" basis only. Excellent floor plan with spacious kitchen, gas fireplace and in-suite laundry. Building has been fully rain-screened, updated elevators and some common area upgrades. Currently has building membrane project underway. Close to all levels of transportation and shopping.