



Presented by:
Nikki Cvitanovic

RE/MAX Select Realty
Phone: 778-926-6464
www.nikkicvit.ca
nikkic@remax.net



Active
R2224149
Board: V
Apartment/Condo

118 225 FRANCIS WAY

New Westminster
Fraserview NW
V3L 0G1

Residential Attached

\$409,000 (LP)

(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **No :**
Complex / Subdiv: **WHITTAKER**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):
Frontage (metres):
Bedrooms: **1**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$310.31**

Original Price: **\$429,000**
Approx. Year Built: **2010**
Age: **8**
Zoning: **RM04**
Gross Taxes: **\$1,508.34**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **028-164-229**
Tour:

Style of Home: **Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Brick, Hardi Plank, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Patio(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:
of Fireplaces: **2**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Parking: **Garage; Underground**
Locker: **N**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No : Sold in AS IS condition**
Fixtures Rmvd: **No : Sold in AS IS condition**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Recreation Facility, Snow removal**
Legal: **SL 18 DL 115 LD 36. GROUP 1 NWD STRATA PL BCS 3735 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry**

Site Influences:
Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'3 x 12'7			x			x
Main	Kitchen	10' x 9'4			x			x
Main	Dining Room	13' x 9'4			x			x
Main	Master Bedroom	12'8 x 14'			x			x
Main	Walk-In Closet	4' x 5'			x			x
Main	Flex Room	7'3 x 5'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	792	# 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	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	792 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	792 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Sutton Group-West Coast Realty (Surrey/132)**

Spacious ground level, 1 bedroom unit with flex room/den in 'WHITTAKER' in Victoria Hill community across the street from Queens Park & just minutes to all New Westminster's amenities. Built by Onni. 9' ceilings throughout. Faces the quiet courtyard & features granite counters, laminate floors, insuite laundry & large master bedroom w/cheater ensuite & fireplace. Amenities incl: gym, party room w/pool table, library, theatre, basketball court. 1 pet & rentals are allowed. Call LS for more info.