



Presented by:

Nicky Tu

Keller Williams Elite (MplRd)

Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2038415
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: 46
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: R2
Flood Plain:	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?:
If new, GST/HST inc?:		P.I.D.: 800-103-115
Mgmt. Co's Name: SELF MANAGED		Tour:
Mgmt. Co's Phone:		
View: No :		
Complex / Subdiv: GROSVENOR COURT		
Services Connected: Community		

Style of Home: Inside Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage Underbuilding		
Exterior: Mixed			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus: 3 BLOCKS
Rain Screen:	R.I. Plumbing: No	Units in Development: 41	Total Units in Strata: 41
Renovations:	R.I. Fireplaces:	Title to Land: Other	
Water Supply: City/Municipal	# of Fireplaces: 0	Seller's Interest: Court Ordered Sale	
Fireplace Fuel:		Property Disc.: Yes	
Fuel/Heating: Baseboard, Hot Water		Fixtures Leased: No :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: :	
Type of Roof: Torch-On		Floor Finish: Mixed	

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

Amenities: **Elevator, Garden, Shared Laundry, Storage**

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): 511	# 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): 511 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Age Restrictions, Pets Allowed			5				Door Height:
Unfinished Floor: 0	w/Rest., Pets Not Allowed			6				
Grand Total: 511 sq. ft.	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.



Presented by:

Nicky Tu

Keller Williams Elite (MplRd)
Phone: 604-767-5913

nickyhmtu@gmail.com



Active
R2081866
Board: V
Apartment/Condo

308 815 FOURTH AVENUE

New Westminster
Uptown NW
V3M 1S8

Residential Attached

\$159,900 (LP)

(SP)



Sold Date:	Frontage (feet):	Original Price: \$159,900
Meas. Type: Feet	Frontage (metres):	Approx. Year Built: 1965
Depth / Size (ft.):	Bedrooms: 2	Age: 51
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: RM-2
Flood Plain:	Full Baths: 1	Gross Taxes: \$563.67
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure:	Maint. Fee: \$487.15	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 001-260-898
Mgmt. Co's Name: Crossroads Mgmt		Tour:
Mgmt. Co's Phone: 778-578-4445		
View: :		
Complex / Subdiv: Norfolk House		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Brick, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **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: **Y**
 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: **No** :
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **PLAN NWS286 STRATA LOT 31 LAND DIST 36**

Amenities: **Elevator, Pool; Indoor, Shared Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 12'			x			x
Main	Dining Room	8' x 8'			x			x
Main	Kitchen	7' x 6'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	11' x 9'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 790	# 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): 790 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0				6				
Grand Total: 790 sq. ft.	Basement: None			7				
				8				

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

Nice 2 bedroom located in "Uptown" New Westminster close to shopping, transit and all other amenities. Top floor corner unit with a wrap-around balcony. Laminate flooring through-out so it's easy to clean. Rentals maxed out.



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Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2068100
 Board: V
 Apartment/Condo

104 210 CARNARVON STREET

New Westminster
 Downtown NW
 V3L 1B8

Residential Attached

\$218,800 (LP)
 (SP)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$228,800**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1994**
 Depth / Size (ft.): _____ Bedrooms: **1** Age: **22**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-6A**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,269.43**
 Approval Req?: **Yes** Half Baths: **0** For Tax Year: **2015**
 Exposure: **North** Maint. Fee: **\$321.75** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **018-758-517**
 Mgmt. Co's Name: **BAYWEST MANANGEMENT** Tour: _____
 Mgmt. Co's Phone: **604-595-8643**
 View: **No** : _____
 Complex / Subdiv: **HILLSIDE HEIGHTS**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Rear
Construction: Frame - Wood	Parking: Garage; Underground
Exterior: Aluminum, Hardi Plank, Other	Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 2-3 BLKS
Rain Screen: Full	Units in Development: 34
Renovations: Other	R.I. Plumbing: _____
Water Supply: City/Municipal	R.I. Fireplaces: _____
Fireplace Fuel: Gas - Natural	# of Fireplaces: 1
Fuel/Heating: Baseboard, Electric, Natural Gas	Title to Land: Freehold Strata
Outdoor Area: Fenced Yard, Patio(s)	Seller's Interest: Court Ordered Sale
Type of Roof: Asphalt, Torch-On	Property Disc.: Yes
	Fixtures Leased: Yes: COURT ORDERED SALE - NOT RESPONS
	Fixtures Rmvd: Yes: COURT ORDERED SALE - NOT RESPONS
	Floor Finish: Laminate, Other
	Total Units in Strata: 34

Maint Fee Inc: **Garbage Pickup, Hot Water, Management, Sewer, Snow removal, Water**
 Legal: **PL LMS1409 LT 4 BLK 18 LD 36**

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

Site Influences: **Central Location, Recreation Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Free Stand F/P or Wdstove, Intercom, Smoke Alarm, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 10'			x			x
Main	Kitchen	8'5 x 8'			x			x
Main	Dining Room	9'5 x 9'			x			x
Main	Nook	6' x 8'			x			x
Main	Bedroom	16' x 8'			x			x
Main	Den	9' x 8'			x			x
Main	Storage	6' x 6'			x			x
Main	Patio	10' x 10'			x			x
					x			
					x			

Finished Floor (Main): 710	# of Rooms: 8	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: N	3				Pool:
Finished Floor (Total): 710 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 710 sq. ft.				7				
				8				

Listing Broker(s): **Dexter Associates Realty**

COURT ORDER SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC DOWNTOWN NEW WEST CONDO being sold "As Is, Where Is". This bright, large one bedroom unit is completely ready for ALL your finishing touches - in a cat-friendly (no dogs), modern and well-maintained fully rain-screened strata building. Private ground level patio and garden area. complete this unit yourself for immediate up-side potential. Amazing central location blocks away from ALL the amenities on an outstanding tree-lined street! The Buyer/s should independently verify all listing information. Unit is owner/occupied and difficult to show - please give at least 48 hours to view.



Presented by:
Nicky Tu
 Keller Williams Elite (MplRd)
 Phone: 604-767-5913
 nickyhmtu@gmail.com



Active
R2084747
 Board: V
 Apartment/Condo

207 119 AGNES STREET
 New Westminster
 Downtown NW
 V3L 1E4

Residential Attached
\$229,900 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$229,900**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **2** Age: **42**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM2**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,089.55**
 Approval Req?: Half Baths: **1** For Tax Year: **2015**
 Exposure: Maint. Fee: **\$452.09** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-262-386**
 Mgmt. Co's Name: **Bayside** Tour:
 Mgmt. Co's Phone: **604-432-7774**
 View: **No :**
 Complex / Subdiv: **PARKWEST PLAZA**
 Services Connected: **Community, Electricity**

Style of Home: Upper Unit	Total Parking: Covered Parking: 1	Parking Access: Front
Construction: Frame - Wood	Parking: Garage; Underground	Locker: Y
Exterior: Wood	Dist. to Public Transit: BLKS	Dist. to School Bus:
Foundation: Concrete Perimeter	Units in Development: 22	Total Units in Strata:
Rain Screen:	Title to Land: Freehold Strata	
Renovations:	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Property Disc.: No	
Fireplace Fuel:	Fixtures Leased: No :	
Fuel/Heating: Baseboard, Hot Water	Fixtures Rmvd: No :	
Outdoor Area: Balcony(s)	Floor Finish: Mixed, Tile	
Type of Roof: Asphalt		

Maint Fee Inc: **Garbage Pickup, Heat, Hot Water, Management**
 Legal: **PL NWS298 LT 11 BLK 32 LD 36**

Amenities: **Elevator, Shared Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'2 x 18'9			x			x
Main	Dining Room	7'6 x 10'4			x			x
Main	Kitchen	7' x 7'4			x			x
Main	Master Bedroom	13'10 x 10'10			x			x
Main	Bedroom	9'1 x 11'10			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 975	# 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: 19+			2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 975 sq. ft.	# or % of Rentals Allowed 2			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 975 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Macdonald Realty Ltd.(MplRd)**

Very spacious, corner unit with large wrap around balcony. nice open plan with oversized living room and eating area off the kitchen. Galley Style Kitchen, 2 bdrms, 2 bath, private and quiet front side of the building. Master bedroom is spacious and with a 2 piece ensuite and his and hers closet. Walk to skytrain - Douglas College - Shopping. There is a bus stop outside your door. this complex has had significant work done: new roof in 2004, new boiler system in 2007 and piping in 2006. Current membrane project will be paid by the lender so enjoy worry free living in this repaired building. Pets are allowed with some restrictions and 2 rentals allowed. this is an adult oriented community with a 19+ age restriction.