



Presented by:
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New Westminster, Uptown NW Residential Attached
305 715 ROYAL AV, V3M 5X4 **MLS# V1101154** **Active**



List Price:	\$139,900	Previous Price:	\$149,900
		Original Price:	\$159,900
Subdiv/Complex:			
Frontage:		Approx Yr Bld:	1977
Depth/Size:		PID:	001-700-006
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Age at List Date:	38
Stories in Bldg:		Zoning:	APT
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	N	Half Baths:	0
View:	Y - SOUTH EXPOSURE, SOME RIVER VIEW		
		Taxes:	\$1,108 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Corner Unit, Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:	51	Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	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:	NORTHWEST	Property Disclosure:	N - COURT ORDER		
Mngmt Ph:	604-980-4729	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
		Maint Fee:	\$465.00		

Maint Charge Incl: Other

Legal: PL NWS1229 LT 13 BLK 35 LD 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY I

Amenities: Elevator, Storage, Wheelchair Access

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 10'6						
Main F.	Dining	10'6 X 10'6						
Main F.	Kitchen	9' X 7'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	10' X 7'4						
Main F.	Storage	6' X 3'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	804	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:	804	Restricted Age:		5	
		# Pets / Cats; Dogs:	2	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	804			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

View this top floor, corner, 2 bedroom, 804 SF suite with a large balcony & BRIGHT southern views. With some TLC this could be a really cute suite. Nice floor plan, with lots of windows. Centrally located, walk to skytrain, shopping, schools, Douglas College, New West Quay. Easy to show.



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New Westminster, Uptown NW Residential Attached
409 715 ROYAL AV, V3M 5X4 **MLS# V1107752**
Active



List Price:	\$142,000	Previous Price:	\$152,000
		Original Price:	\$162,000
Subdiv/Complex: VISTA ROYAL			
Frontage:		Approx Yr Bld:	1978
Depth/Size:		PID:	001-700-278
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	NE	Age at List Date:	37
Stories in Bldg:		Zoning:	RM-2
Flood Plain:		Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:	N	Taxes:	\$985 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Stucco, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	51	Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:			
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:	NORTHWEST	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-980-4729	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$394.88				

Maint Charge Incl: 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

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

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

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms	
Finished Floor Area Main:	683	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:	683	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	683			8	

Listing Broker(s): (1) 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 is currently being re-piped. The listing Realtor is only representing the Seller and all public inquiries must go through their own Realtor.



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New Westminster, Downtown NW Residential Attached
113 624 AGNES ST, V3M 1G8 **MLS# V1112742** **Active**



List Price:	\$396,900	Previous Price:	\$420,000
		Original Price:	\$420,000
Subdiv/Complex: MCKENZIE STEPS			
Frontage:		Approx Yr Bld:	1995
Depth/Size:		PID:	023-195-517
Lot SqFt:	0	Type:	Townhouse
Exposure:		Age at List Date:	20
Stories in Bldg:		Zoning:	C-4
Flood Plain:		Bedrooms:	3
Meas. Type:		Bathrooms:	3
Fixtures Lsd:		Full Baths:	2
Fixt Removed:		Half Baths:	1
View:	N	Taxes:	\$2,478 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	Yes
		Apprvl Req:	

Style of Home:	2 Storey	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground
Exterior:	Other		
Rain Screen:		R/I Plumbing:	
Type of Roof:	Other	Dist to Public Trans:	Dist to School/Bus:
Renovations:		Units in Development:	Total Units in Strata:
Flooring:	Mixed	Locker:	
Water Supply:	City/Municipal	Possession:	
Heat/Fuel:	Other	Title to Land:	Freehold Strata
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale
Fireplace Fuel:	Other	Mortgage Info:	\$0
Outdoor Area:	Balcony(s), Patio(s), Sundeck(s)		
Mngmt Co:		Property Disclosure:	N - -
Mngmt Ph:		Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Allowed w/Rest.
	Maint Fee:	\$251.53	

Maint Charge Incl: Other

Legal: PL LMS2133 LT 13 BLK 25 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT

Amenities: None

Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Kitchen	12' X 9'						
Main F.	Den	10' X 7'						
Main F.	Dining	12' X 8'						
Above	Master Bedroom	12' X 12'						
Above	Bedroom	9' X 8'						
Above	Bedroom	12' X 11'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	669	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	691	Basement Area:	None	2	4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	0			3	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,360	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,360			8	

Listing Broker(s): (1) Sutton Grp-West Coast (Brdwy)

Looking for a family friend home without the huge price tag of a house? Look no further! This 3 bedroom, 2.5 bath, + den townhome offers an amazing layout over 2 floors. Other features include: all three bedrms on the top floor, master bedrm w/ en-suite bath, laundry hook up near bedrooms, powder room on main, 2 balconies and a large patio, end unit, elevator to underground parking. Bring your decorating ideas and get great value in an amazing location close to Douglas College, amenities, and public transportation. 1,360 sqft measurement provided by BCFloorPlans, which differ from strata plan (1,316 sqft). Buyer to verify. Sold as is - where is.



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New Westminster, Uptown NW Residential Attached
301 710 SEVENTH AV, V3M 5V3 **Active**
MLS# V1114960



List Price:	\$169,900	Previous Price:	\$179,900
		Original Price:	\$179,900
Subdiv/Complex: THE HERITAGE			
Frontage:		Approx Yr Bld:	1976
Depth/Size:		PID:	001-288-172
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	39
Stories in Bldg:		Zoning:	MULTIF
Flood Plain:		Bedrooms:	1
Meas. Type:	Feet	Bathrooms:	1
Fixtures Lsd:		Full Baths:	1
Fixt Removed:		Half Baths:	0
View:		Taxes:	\$990 (2014)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Reqd:	

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	NEAR
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	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:	Baywest	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-591-6060	Bylaw Restrictions:	Age Restrictions, Pets Not Allowed, Rentals Not Allowed / Age: 19+		
Maint Fee:	\$267.79				

Maint Charge Incl: Gardening, Hot Water, Management

Legal: PL NWS332 LT 18 LD 36 SUBURBAN BLOCK 13, GROUP 1, TOGETHER WITH ANINTEREST IN THE COMMON PROPERTY I

Amenities: Elevator, Shared Laundry

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'4 X 12'						
Main F.	Dining	12' X 8'6						
Main F.	Kitchen	10'6 X 8'						
Main F.	Bedroom	13'9 X 10'6						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	710	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:	710	Restricted Age:	19+	5	
		# Pets / Cats; Dogs: / Cats: No; Dogs: No		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	710			8	

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

SUPERB LOCATION ~ JUST STEPS TO ROYAL CITY CENTRE MALL - Large, bright 1-bedroom with HUGE balcony in sought-after "UPTOWN" neighborhood. Spacious kitchen with loads of cabinets plus eating area for 2. large living/dining room with sliders out to huge balcony where you can soak up the southern sun. Lots of closet space, 1 storage locker plus 1 underground parking space. Extremely well maintained but waiting for your decorating touches. Walk to everything including shopping, transit, medical & more.



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New Westminster, Uptown NW

MLS# V1122490

Residential Attached

210 611 BLACKFORD ST, V3M 1R7

Active



List Price: \$84,900 Previous Price:
 Original Price: \$84,900

Subdiv/Complex: MAYMONT MANOR

Frontage:	Approx Yr Blt: 1964	PID:	027-769-895
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 51	Zoning:	STRATA
Exposure: NE	Bedrooms: 1	Taxes:	\$688 (2014)
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
Flood Plain:	Full Baths: 1	Tax Incl Utils:	
Meas. Type:	Half Baths: 0	Apprvl Req'd:	
Fixtures Lsd: N			
Fixt Removed: N			
View: N			

Style of Home: Corner Unit, Upper Unit
 Construction: Frame - Wood
 Foundation: Concrete Perimeter
 Exterior: Mixed
 Rain Screen:
 Type of Roof: Torch-On
 Renovations:
 Flooring: Mixed
 Water Supply: City/Municipal
 Heat/Fuel: Baseboard, Hot Water
 No. of Fireplaces: 0
 Fireplace Fuel:
 Outdoor Area: Balcony(s)

R/I Plumbing:
 Reno Year:

Total Parking: 1
 Parking Access: Lane
 Parking Facilities: Open

Covered Parking:

Dist to Public Trans: CLOSE
 Units in Development: 36
 Locker:
 Possession:
 Title to Land: Freehold Strata
 Seller's Interest: Court Ordered Sale
 Mortgage Info: \$0

Mngmt Co: OBSIDIAN
 Mngmt Ph: 604-757-3151

Maint Fee: \$334.99

Property Disclosure: N - SELLER HAS NEVER OCCUPIED HOME
 Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed, Age Restrictions / Age: Other

Maint Charge Incl: Gardening, Heat, Hot Water, Recreation Facility, Management, Garbage Pickup, Caretaker, Cable/Satellite, Sewer, Snow removal

Legal: PL BCS3239 LT 12 LD 36 SUBURBAN BLOCK 6, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION

Amenities: Elevator, Pool; Indoor, Shared Laundry

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 11'						
Main F.	Dining	8' X 8'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	13' X 9'						
Main F.	Foyer	0' X 0'						
Main F.	Patio	0' X 0'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	622	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:	N/A	4	
Total Finished Floor Area:	622	Restricted Age:	OTHER	5	
		# Pets / Cats; Dogs:	/ Cats: No; Dogs: No	6	
Unfinished Floor Area:	0	# or % Rentals:	100%	7	
Grand Total Floor Area:	622			8	

Listing Broker(s): (1) RE/MAX Advantage Realty

Looking for some love! This 1 bedroom, 1 bathroom condo is full of potential and perfect for the investor or the first-time home buyer that is willing to build sweat equity. This corner unit offers over 600 square feet with 1 bedroom, 1 bathroom and enlarged living areas including a big balcony. Centrally located in the growing area of Uptown New Westminster - You'll love the short walk to transit, supermarkets, Starbucks, banks, restaurants and much more. Close to the Skytrain and the River Market at the Quay. Be quick to snap up this rare opportunity! *Rentals Allowed*