



Presented by:  
**Joanne McCrone**  
 Royal LePage Sterling Realty  
 Phone: 604-319-3626  
<http://www.joanmccrone.com>  
[jmccrone12@gmail.com](mailto:jmccrone12@gmail.com)



**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?:  
 Mgnt. Co's Name: **NORTHWEST**  
 Mgnt. 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):	<b>683</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>683 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>683 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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**  
**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: **38**  
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: **None**

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:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	595 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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

**\$188,100** (LP)

(SP)



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain:  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$435.22**

Original Price: **\$199,000**  
 Approx. Year Built: **1983**  
 Age: **33**  
 Zoning: **RM2**  
 Gross Taxes: **\$1,052.38**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?:  
 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 School Bus: **2**  
 Total Units in Strata:  
 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):	<b>816</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>816 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>816 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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

**\$233,900** (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: **21**  
 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: **\$348.89** 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:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	827 sq. ft.	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			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. rentals are maxed at 6. 2 pets allowed.**





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**Active**  
**R2030838**

Board: V  
 Apartment/Condo

**1206 248 SHERBROOKE STREET**

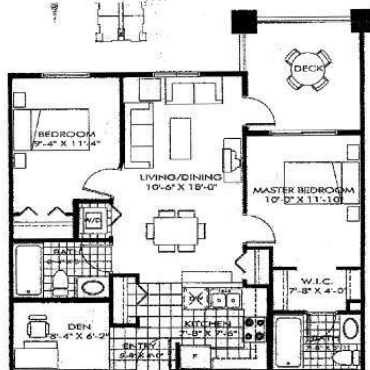
New Westminster  
 Sapperton  
 V3L 0A2

Residential Attached

**\$280,500 (LP)**

(SP)

WEST



Sold Date:  
 Meas. Type:  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Approval Req?:  
 Exposure:

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$260.00**

Original Price: **\$280,500**  
 Approx. Year Built: **2008**  
 Age: **8**  
 Zoning: **CD**  
 Gross Taxes: **\$1,523.09**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **027-513-572**

If new, GST/HST inc?:

Mgmt. Co's Name: **COLYVAN PACIFIC**

Mgmt. Co's Phone: **604-683-8399**

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit, Upper Unit**

Construction: **Frame - Wood**

Exterior: **Hardi Plank**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel:

Fuel/Heating: **Electric**

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: **Garage Underbuilding**

Parking Access:

Locker:

Dist. to School Bus:

Total Units in Strata: **231**

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: **Mixed**

Maint Fee Inc: **Other**

Legal: **SP BCS2742 SL 98 SUBURBAN BL 2 NWD**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11' x 10'5"			x			x
Main	Dining Room	9' x 8'			x			x
Main	Kitchen	7'5" x 7'5"			x			x
Main	Master Bedroom	11'5" x 10'			x			x
Main	Bedroom	11' x 9'5"			x			x
Main	Den	8' x 6'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>805</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:			2	Main	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	<b>805 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>			5				Door Height:
Grand Total:	<b>805 sq. ft.</b>	<b>Allwd w/Restrctns</b>			6				
		Basement: <b>None</b>			7				
					8				

Listing Broker(s): **Royal Pacific Realty Corp.**

**Royal Pacific Realty Corp.**

**2 bedrooms. Needs work, carpets and cleaning. Sold as is where is. Schedule A must be attached. Open House Saturday February 20, 2 - 3pm**