



Presented by:
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Active
R2689102

Board: V
 Apartment/Condo

103 708 EIGHTH AVENUE

New Westminster
 Uptown NW
 V3M 2R3

Residential Attached

\$349,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$349,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1976
Frontage(feet):	Bathrooms: 1	Age: 46
Frontage(metres):	Full Baths: 1	Zoning: RM-2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,731.63
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 001-415-816	Tax Inc. Utilities?:
View: :		Tour:
Complex / Subdiv: VILLA FRANCISCAN		
First Nation Reserve:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: Cistern	

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Baseboard, Hot Water**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Other**
 Dist. to Public Transit: **0.5 BLK** Dist. to School Bus: **0.5 BLK**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 3, SUB BLOCK 13, PLAN NWS544, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Elevator, Wheelchair Access**

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

Finished Floor (Main): 907	Units in Development:	Tot Units in Strata: 32	Locker:
Finished Floor (Above): 0	Exposure:	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$591.18	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal		
Finished Floor (Total): 907 sq. ft.			
Unfinished Floor: 0			
Grand Total: 907 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Not Allowed		
Suite:	Restricted Age:	# of Pets:	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 4			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	19'5" x 16'6"				1	Main	4	No
Main	Kitchen	9' x 7'5"				2			
Main	Master Bedroom	13' x 11'				3			
Main	Bedroom	11' x 10'6"				4			
		x				5			
		x				6			
		x				7			
		x				8			

Listing Broker(s): **Stonehaus Realty Corp.**

Welcome to Villa Franciscan conveniently Uptown New West! This is a great location is close to Moody Park, New Westminster Secondary School, Royal City Centre, Uptown's shops, restaurants, coffee shops and much more are nearby.



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Active
R2703836

Board: V
 Apartment/Condo

404 240 SALTER STREET

New Westminster
 Queensborough
 V3M 0C1

Residential Attached

\$844,900 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$844,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 14
Frontage(metres):	Full Baths: 2	Zoning: RMW-2A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,767.91
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 027-488-985	Tax Inc. Utilities?:
View: Yes :Unobstructed Fraser River.		Tour:
Complex / Subdiv: Regatta		
First Nation Reserve:		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Mixed, Wood**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **Yes: As is where condition on completion**
 Floor Finish: **Softwood, Carpet**

Legal: **STRATA LOT 43, PLAN BCS2875, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & PT OF THE FORESHORE & BED OF ANNACIS CHANNEL OF FRASER RIVER, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Playground**

Site Influences:
 Features:

Finished Floor (Main): **1,155**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,155 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,155 sq. ft.**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Ascent Real Estae Management**
 Maint Fee: **\$439.75**
 Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata:
 Storeys in Building:
 Mgmt. Co's #: **604-293-2406**
 Council/Park Apprv?:

Locker: **No**

Suite:
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **4**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age:
 # or % of Rentals Allowed: **#5**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Kitchen	10' x 9'			x	1	Main	4	No
Main	Living Room	20' x 15'			x	2	Main	3	Yes
Main	Master Bedroom	10' x 12'			x	3			
Main	Bedroom	10' x 10'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Johnston Meier Insurance Agencies & Realty Ltd.**

UNOBSTRUCTED 180 DEGREE VIEW OF THE RIVER. Soon as you walk through the front door, you will put your worries behind you. You will be impressed with the privacy and serenity of this 2 bedroom suite. The living room features a vaulted ceiling, brick feature wall, a larger windows to take in the view. The bedroom sizes are large with a separation between the two washrooms. The second bedroom has bifold doors that can open up to give you various living options. 2 parking included stalls P31 and P65. Pets allowed (2 dogs or 2 cats or a combination of each. not to exceed 55 pounds) . 5 rentals allowed for the building