



Presented by:  
**Luis E Ayala PREC\***  
 Sutton Grp West Coast (VanCam)  
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**Active**  
**R2007114**

Board: V  
 Apartment/Condo

## 714 1310 CARIBOO STREET

New Westminster  
 Uptown NW  
 V3M 1X2

Residential Attached

**\$190,000** (LP)

(SP)



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

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **2**  
 Bathrooms: **2**  
 Full Baths: **2**  
 Half Baths: **0**  
 Maint. Fee: **\$280.52**

Approx. Year Built: **1991**  
 Age: **24**  
 Zoning: **RM2**  
 Gross Taxes: **\$1,198.09**  
 For Tax Year: **2015**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **017-905-958**

If new, GST/HST inc?:

Mgmt. Co's Name: **GATEWAY**

Mgmt. Co's Phone:

View:

:

Complex / Subdiv: **RIVER VALLEY**

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

Style of Home: **Inside Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco, Vinyl**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Asphalt**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 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: **Yes: COURT ORDERED SALE - PROPERTY**  
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Management, Water**  
 Legal: **PL LMS517 LT 53 LD 36**

Amenities: **In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'			x			x
Main	Dining Room	11' x 8'			x			x
Main	Kitchen	11' x 9'6			x			x
Main	Laundry	8' x 5'6			x			x
Main	Master Bedroom	15' x 10'			x			x
Main	Bedroom	10' x 8'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	920	# 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	No	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	920 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: <b>Pets Allowed, Rentals Allowed</b>			5				Door Height:
Grand Total:	920 sq. ft.	Basement: <b>None</b>			6				
					7				
					8				

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

**Spacious & bright, 2 bedroom, 2 bathroom home. Full south view, with big balcony, and insuite laundry. Great for a first time home buyer, and located in Uptown New Westminster close to shopping & parks. Unit includes 1 parking stall & storage.**



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**Active**  
**R2005159**

Board: V  
 Apartment/Condo

# 109 836 TWELFTH STREET

New Westminster  
 West End NW  
 V3M 4K3

Residential Attached

**\$150,000** (LP)

(SP)



Sold Date:	Frontage (feet):	Approx. Year Built: <b>1984</b>
Meas. Type: <b>Feet</b>	Frontage (metres):	Age: <b>31</b>
Depth / Size (ft.):	Bedrooms: <b>2</b>	Zoning: <b>MF</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Gross Taxes: <b>\$1,211.27</b>
Flood Plain:	Full Baths: <b>1</b>	For Tax Year: <b>2015</b>
Approval Req?:	Half Baths: <b>0</b>	Tax Inc. Utilities?: <b>No</b>
Exposure:	Maint. Fee: <b>\$335.84</b>	P.I.D.: <b>001-405-942</b>
If new, GST/HST inc?:		
Mgmt. Co's Name: <b>PACIFIC QUORUM</b>		
Mgmt. Co's Phone: <b>604-634-3039</b>		
View:	:	
Complex / Subdiv: <b>London Place</b>		
Services Connected: <b>Community, Electricity, Water</b>		

Style of Home: **Corner Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 Water Supply: **City/Municipal**  
 Fireplace Fuel:  
 Fuel/Heating: **Electric**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Tar & Gravel**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces:  
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 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: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management**  
 Legal: **PL NWS2242 LT 65 LD 36**

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

Site Influences:  
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'8 x 12'3			x			x
Main	Kitchen	8' x 7'7			x			x
Main	Dining Room	9' x 8'			x			x
Main	Master Bedroom	12'8 x 9'6			x			x
Main	Bedroom	10' x 8'7			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>811</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	4	No	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>811 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/ Rest., Rentals</b>			5				Door Height:
Unfinished Floor: <b>0</b>	<b>Allwd w/ Restrctns</b>			6				
Grand Total: <b>811 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

Listing Broker(s): **RE/MAX Real Estate Services**

**Welcome to this 2 bedroom corner unit (2nd floor) in London Place, New Westminster! Affordable starter w/ very spacious 2 bedroom w/ huge 20 x 20 patio, one car underground parking & one locker! Central location with lots of convenience to shops, school & transportation! Great value in the area! Call today!**