



Presented by:  
**P.A. 'Doc' Livingston PREC\***  
 Sutton Grp-West Coast Realty

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 doc@homehuntersbc.com



**Active**  
**R2140023**  
 Board: V  
 Apartment/Condo

**209 315 TENTH STREET**  
 New Westminster  
 Uptown NW  
 V3M 3Y2

Residential Attached  
**\$194,800 (LP)**  
 (SP)



Sold Date: Frontage (feet): Original Price: **\$194,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **1983**  
 Depth / Size (ft.): Bedrooms: **2** Age: **34**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-2**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$979.48**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**  
 Exposure: **West** Maint. Fee: **\$435.22** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: **No** P.I.D.: **002-024-098**  
 Mgmt. Co's Name: **PACIFIC QUORUM** Tour:  
 Mgmt. Co's Phone: **604-635-0260**  
 View: **No :**  
 Complex / Subdiv: **SPRINGBOK**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Other**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **No**  
 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: **0** Parking Access: **Front**  
 Parking: **Garage Underbuilding**  
 Locker: **Y**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **4 BLOCKS**  
 Units in Development: **25** Total Units in Strata: **25**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Mixed**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Sewer, Water**  
 Legal: **PL NWS1827 LT 17 LD 36**

Amenities: **None**

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

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' x 11'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Foyer	6' x 5'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>800</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	<b>Main</b>	<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:	<b>1</b>	Cats:	<b>Y</b>	Dogs:	<b>Y</b>	3				Pool:
Finished Floor (Total):	<b>800 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>800 sq. ft.</b>	Basement:	<b>None</b>					7				
								8				

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

**COURT ORDERED SALE - ATTENTION RENOVATORS AND INVESTORS - FANTASTIC SPRINGBOK NEW WEST CONDO** being sold "AS-IS, WHERE-IS". This large two bedroom unit is completely ready for ALL your finishing touches - in a well-maintained CONVENIENTLY LOCATED strata building. Amazing central location blocks away from ALL the amenities on an outstanding street! The Buyer/s should independently verify all listing information. VERY Difficult to show give 72 hours notice minimum. ACCEPTED OFFER \$183,000; COURT DATE TBA



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**Active**  
**R2144907**  
 Board: V  
 Apartment/Condo

**3208 240 SHERBROOKE STREET**

New Westminster  
 Sapperton  
 V3L 0A4

Residential Attached

**\$274,900** (LP)

(SP)



Sold Date:  
 Meas. Type: **Feet**  
 Depth / Size (ft.):  
 Lot Area (sq.ft.): **0.00**  
 Flood Plain: **No**  
 Approval Req?:  
 Exposure:  
 If new, GST/HST inc?:  
 Mgmt. Co's Name: **Obsidian**  
 Mgmt. Co's Phone: **604-757-3151**  
 View: **No :**  
 Complex / Subdiv: **COPPERSTONE**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Frontage (feet):  
 Frontage (metres):  
 Bedrooms: **1**  
 Bathrooms: **1**  
 Full Baths: **1**  
 Half Baths: **0**  
 Maint. Fee: **\$200.00**

Original Price: **\$274,900**  
 Approx. Year Built: **2008**  
 Age: **9**  
 Zoning: **RM-5A**  
 Gross Taxes: **\$1,048.02**  
 For Tax Year: **2016**  
 Tax Inc. Utilities?: **No**  
 P.I.D.: **027-405-630**  
 Tour:

Style of Home: **Inside Unit, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 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: **Lane**  
 Parking: **Garage Underbuilding**  
 Locker:  
 Dist. to Public Transit: **Close**  
 Units in Development:  
 Title to Land: **Freehold Strata**  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal**  
 Legal: **STRATA LOT 28 LAND DIST 36 STRATA PLAN BCS2742 SURBURBAN BLK 2, GROUP 1**

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

Site Influences:  
 Features:

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

Finished Floor (Main):	<b>582</b>	# of Rooms:	<b>4</b>	# of Kitchens:	<b>1</b>	# of Levels:	<b>1</b>	Bath	<b>1</b>	Floor	<b>Main</b>	# of Pieces	<b>4</b>	Ensuite?	<b>No</b>	Outbuildings
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	<b>0</b>	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	<b>582 sq. ft.</b>	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals</b>						6								Door Height:
Grand Total:	<b>582 sq. ft.</b>	Allwd w/Restrctns						7								
		Basement: <b>None</b>						8								

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

**Well kept 1 bedroom unit at "Copperstone" located very close to Royal Columbian Hospital. Close to shopping, skytrain and park. NE facing large balcony (117 sq. ft.) looking onto green space with lots of privacy. Secure parking and locker. Well run complex that allows pets & rentals with restrictions.**