## Presented by:

## **lan Watt**

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New Westminster, Downtown NW

## MLS# V969415

Residential Attached

# 800 328 CLARKSON ST, V3L 5S3

Active



List Price: \$438.800 Previous Price:

Subdiv/Complex: HIGHBOURNE TOWER

018-396-771 Frontage: Approx Yr Blt: 1993 PID: Depth/Size: Type: Apartment/Condo

Lot SqFt: Age at List Date: 19 Zoning: 0 ST APT Taxes: Exposure: Bedrooms: \$1,764 (2012) 4

Stories in Blda: If New GST/HST Incl: Bathrooms: 2 Flood Plain: Full Baths: 2 Tax Incl Utilities:

Meas. Type: Half Baths: Apprvl Regd: Fixtures Lsd:

Fixt Removed:

Y - FRASER RIVER & QUEENS PARK View:

Style of Home: Corner Unit Total Parking: Covered Parking:

Construction: Concrete Parking Access: Front

Concrete Perimeter Foundation: Parking Facilities: Garage; Underground

Exterior: Mixed Partial R/I Plumbing: Rain Screen:

Type of Roof: Tar & Gravel Dist to Public Trans: Dist to School/Bus:

Renovations: Reno Year: Units in Development: Total Units in Strata: 49 VAS

Flooring: Mixed Locker: City/Municipal Water Supply:

Possession:

Baseboard Heat/Fuel: Title to Land: Freehold Strata No. of Fireplaces: R/I Fireplaces: 1 Seller's Interest: Registered Owner

Fireplace Fuel: Gas - Natural Mortgage Info: \$0 Outdoor Area: Balconv(s)

Property Disclosure: Y - UPON ACCEPTED OFFER

BAYWEST Mnamt Co: Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

w/Restrictions Mngmt Ph: 604-591-6060 Maint Fee: \$408.00

Maint Charge Incl: Caretaker, Gardening, Gas, Management

PL LMS1014 LT 25 BLK 16 LD 36 STRATA LOT AS SHOWN ON FORM 1.

Amenities: Exercise Centre, Garden, Sauna/Steam Room, Swirlpool/Hot Tub

Clothes Washer/Dryer/Fridge/Stove/DW Features Incl:

## Site Influences:

Floor	Type	Dimensions	Floor	<u>Type</u>	<u>Dimensions</u>	Floor	<u>Type</u>	<u>Dimensions</u>
Main F.	Master Bedroom	14' X 11'						
Main F.	Kitchen	10' X 8'						
Main F.	Master Bedroom	17' X 12'						
Main F.	Bedroom	9'10 X 9'7						
Main F.	Bedroom	12'5 X 10'						

Floor Area (SqFt):		Total # Rooms: 5	<u>Bathrooms</u>
Finished Floor Area Main:	1,193	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area: None	ne 2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0		3
Finished Floor Area Bsmt:	0	Bsmt Height:	4
Total Finished Floor Area:	1,193	Restricted Age:	5
		# Pets / Cats; Dogs:	6
Unfinished Floor Area:	0	# or % Rentals:	7
Grand Total Floor Area:	1,193		8

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

Outstanding show suite with brand new (\$60,000) renovation. This 3 bedroom, 2 bathroom river view condo in Highbourne Tower, is conveniently located just steps from thriving Columbia Street. This spacious professionally designed & renovated (too many to list) home offers a terrific layout & stunning views from every room. Engineered H/W floors, beautiful brand new kitchen, undermounted sink, new appliances, new washer & dryer, light fixtures, paint & more & brand new bathrooms. This building is well cared-for & underwent a major exterior remediation project in 2007 & is now partly rainscreened. Secured parking & storage locker are included. Visit Realtor's site for more photos, video & floor plan.