

Active
R2023371
 Board: V
 Apartment/Condo

1902 1245 QUAYSIDE DRIVE
 New Westminster
 Quay
 V3M 6J6

Residential Attached
\$648,000 (LP)
 (SP)



DOM: 2	List Date: 1/8/2016	Expiry Date: 5/31/2016
Prev. Price: \$0	Original Price: \$648,000	Sold Date:
Meas. Type:	Frontage (feet):	Approx. Year Built: 1991
Depth/Size:	Frontage (metres):	Age: 25
Sq. Footage: 0.00	Bedrooms: 3	Zoning: STRATA
Flood Plain:	Bathrooms: 2	Gross Taxes: \$2,800.32
Exposure:	Full Baths: 2	For Tax Year: 2015
If new, GST/HST inc?:	Half Baths: 0	Tax Inc. Utilities?: No
P.I.D.: 016-781-163	Approval Req.?:	Maint. Fee: \$514.10
View: Yes: FRASER RIVER		Tour: Virtual Tour URL
Mgmt. Co's Name: BAYWEST		Mgmt. Co #: 604-501-4434
Complex / Subdiv:		
Services Connctd: Community, Electricity, Sanitary Sewer, Storm Sewer		

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Mixed**
 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, Tar & Gravel, Torch-On**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**
 # of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2** Parking Access:
 Parking: **Garage; Underground**
 Locker:
 Dist. to Public Transit:
 Units in Development:
 Title to Land: **Freehold Strata**
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: UPON ACCEPTED OFFER**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Mixed**

Maint Fee Inc: **Other**
 Legal: **PL NWS3385 LT 98 DL 3981 LD 36**

Amenities: **Exercise Centre, Pool; Indoor**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Municipal Charges

Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 13'			x			x
Main	Kitchen	14' x 9'			x			x
Main	Dining Room	13' x 8'			x			x
Main	Master Bedroom	14' x 12'			x			x
Main	Bedroom	16' x 13'			x			x
Main	Bedroom	13' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,559	# 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	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,559 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Grand Total: 1,559 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Sutton Grp-West Coast (Brdwy) - Office: 604-714-1700**

List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426**

List Broker 2:

ianwatt@ianwatt.ca

List Sales Rep 2:

3:

Sell Broker 1:

Sell Sales Rep 1:

2:

3:

Owner: **V. BURNETT**

Commission: **3.125% 1ST 100K/1.1625% ON BAL**

Appointments:

Call:

Phone:

Phone L.R. First

TEXT OR EMAIL

604-999-9426

Occupancy: **Owner**

Realtor Remarks: **NO TOUCHBASE OR PARAGON MESSAGING**EMAIL OR TEXT 604-999-9426. Sizes approximate buyer to verify. AS IS CONDITION/BUYER TO VERIFY SIZE, AGE, CONDITION & ZONING.**

Stunning views from this Spacious 3 Bedroom Sub-Penthouse at New Westminster Quay. If you're downsizing from a house, you will love the feel of this generous condo, which is not your typical box. The house size kitchen will make any gourmet feel at home. The living room is large enough for a house sized sofa and extremely cozy with the gas fireplace. The master bedroom is large enough for king sized furnishings and the guess room is large enough for a queen, the 3rd bedroom would make a great office or guest suite. All three bedrooms have sliding doors to the patio and allow tons of natural light in. With over 150 square feet of patio space, you can enjoy the 180 degree panoramic outlook of the ever changing Fraser River. This