



Presented by:
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Active
R2186497
Board: V
Apartment/Condo

1004 720 CARNARVON STREET
New Westminster
Downtown NW
V3M 6V4

Residential Attached
\$449,800 (LP)
(SP)



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.): **0**
Lot Area (sq.ft.): **0.00**
Flood Plain: **Yes**
Approval Req?: **No**
Exposure: **Southeast**
If new, GST/HST inc?:
Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL**
Mgmt. Co's Phone: **604-683-8900**
View: **Yes: FRASER RIVER/MT BAKER**
Complex / Subdiv: **CARNARVON TOWERS**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Frontage (feet): **0.00**
Frontage (metres): **0.00**
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **\$356.67**

Original Price: **\$449,800**
Approx. Year Built: **1996**
Age: **21**
Zoning: **VNWDT**
Gross Taxes: **\$1,503.95**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **023-306-246**
Tour:

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**
Rain Screen: **Full**
Renovations: **City/Municipal**
Water Supply: **Gas - Natural**
Fireplace Fuel: **Electric, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year: **2010**
R.I. Plumbing: **No**
R.I. Fireplaces: **# of Fireplaces: 1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground, Visitor Parking**
Locker: **Y**
Dist. to Public Transit: **1 BLOCK**
Units in Development: **87**
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **PL LMS2262 LT 68 BLK 13 LD 36**

Amenities: **Bike Room, Elevator, In Suite Laundry, Storage, Wheelchair Access**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'10 x 11'1			x			x
Main	Kitchen	7'10 x 8'7			x			x
Main	Master Bedroom	14'4 x 10'5			x			x
Main	Walk-In Closet	6'2 x 5'1			x			x
Main	Bedroom	9'7 x 7'2			x			x
Main	Dining Room	14'5 x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	921	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	921 sq. ft.	# or % of Rentals Allowed6			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	921 sq. ft.	Allwd w/Restrctns			6				
		Basement: None			7				
					8				

Listing Broker(s): **Royal LePage West R.E.S.**

Stunning 2 bedroom/ 1 bathroom in the HEART of Downtown New West! Unbelievable view of the Fraser River & Mount Baker w/ floor to ceiling windows & a covered deck! Newly reno'd unit w/ laminate flooring, new washer & dryer. Wonderful bright open concept w/ insuite laundry, HUGE master bedroom w/ walk-in closet plus cheater ensuite. Large Den used as a 2nd bedroom, lovely windows-great space! Ideal location so central & close to NW Quay, NW Skytrain, shopping, restaurants, Theatre, Safeway & Douglas College. No car needed walkers paradise. Bonus Rainscreen concrete Highrise. BONUS 2 pets OK. Limited rentals allowed. 1 secure U/G parking & 1 storage locker. This home has it all!

REA Full Public
The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.
07/18/2017 04:54 PM

#1004 720 Carnarvon Street, New Westminster BC

\$449,800



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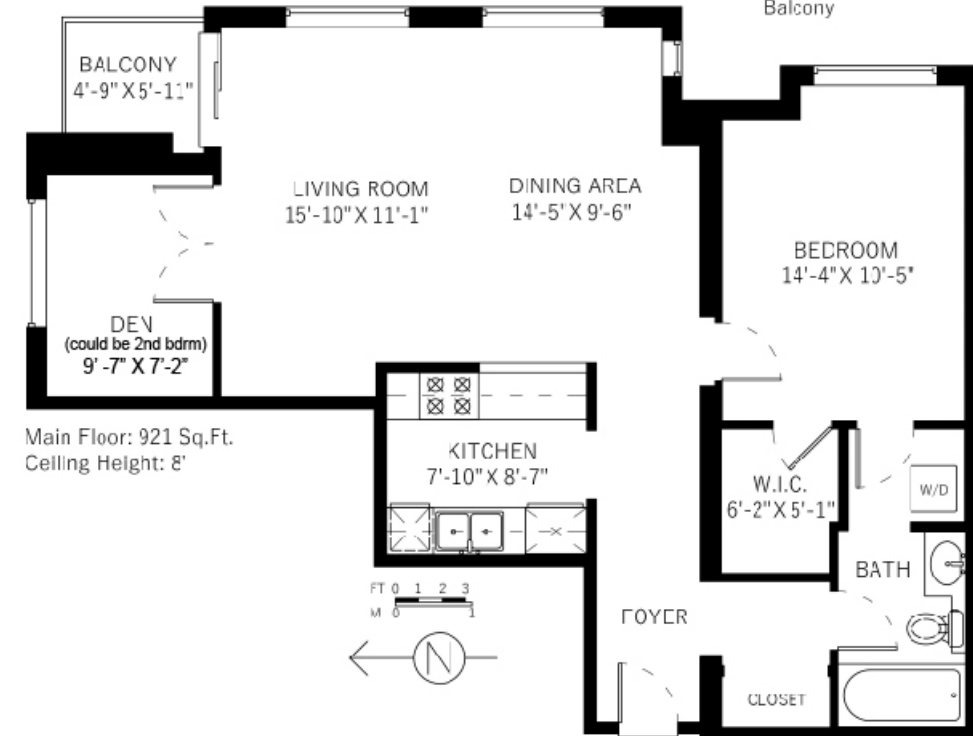
This invitation not intended to induce or solicit business from homeowners who have their property listed with another realtor and/or agent.



TEAM **CINDYGERING**
PERSONAL REAL ESTATE CORPORATION
604.779.1292 - Cindy@TeamCindyGering.com

1004-720 Carnarvon St
New Westminster, BC

Main Floor 921 SQ.FT.
Balcony 32 SQ.FT.



Main Floor: 921 Sq.Ft.
Ceiling Height: 8'

NEWEST **CONDO.COM**

Floor plan not suitable for architectural/construction purposes. ANSI Z765 standard used to calculate square footage. Buyer to verify.

S SNOWCHIMP
CREATIVE

#1004 720 Carnarvon Street, New Westminster BC

\$449,800

Type: Apartment
Total area: 921 sqft
Year built: 1996
Bedrooms: 1 and Den
Bathrooms: 1
Maint. Fees: \$356.67
Taxes: \$1,503.95 (2017)

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