



Presented by:
David Gering
 Royal LePage West R.E.S.
 Phone: 778-822-0775
 www.teamcindygering.com
 david@teamcindygering.com



604-779-1292
 cindy@teamcindygering.com
 www.newwestcondo.com

Active
R2189819
 Board: V
 Apartment/Condo

309 31 RELIANCE COURT
 New Westminster
 Quay
 V3M 6C6

Residential Attached
\$499,800 (LP)
 (SP) **M**



Sold Date: Frontage (feet): **0.00** Original Price: **\$499,800**
 Meas. Type: **Feet** Frontage (metres): **0.00** Approx. Year Built: **1987**
 Depth / Size (ft.): **0** Bedrooms: **2** Age: **30**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **VNWQY**
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$1,992.84**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2017**
 Exposure: **Southwest** Maint. Fee: **\$284.58** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **005-662-494**
 Mgmt. Co's Name: **HUGH & MCKINNON** Tour:
 Mgmt. Co's Phone: **604-531-1909**
 View: **Yes: FRASER RIVER & BROADWALK**
 Complex / Subdiv: **QUAYWEST**
 Services Connected: **Community, Electricity, Natural Gas**

Style of Home: **Corner Unit, Upper Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: **Partial**
 Renovations: **Partly**
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Gas - Natural**
 Fuel/Heating: **Electric, Natural Gas**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Asphalt, Metal**

Reno. Year: **2015**
 R.I. Plumbing: **No**
 R.I. Fireplaces: **0**
 # of Fireplaces: **1**

Dist. to Public Transit: **.5 BLOCK**
 Units in Development: **60**
 Title to Land: **Freehold Strata**

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **N**
 Dist. to School Bus: **.5 BLOCK**
 Total Units in Strata: **60**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate**

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Management, Sewer, Snow removal**
 Legal: **PL NWS2494 LT 41 DL 3981 LD 36**

Amenities: **Elevator, In Suite Laundry**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'1 x 13'1			x			x
Main	Dining Room	8'2 x 9'2			x			x
Main	Kitchen	9' x 8'			x			x
Main	Master Bedroom	14'11 x 11'6			x			x
Main	Bedroom	12'1 x 10'4			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	964	# of Rooms:5	# 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				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	964 sq. ft.	# or % of Rentals Allowed: 4			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total:	964 sq. ft.	Basement: None			6				
					7				
					8				

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

Open house 6-7pm July 20, 12-2pm July 22nd & 2-4 July 23rd! Location Location Location! Stunning 2 bedroom/1 bathroom unit capturing the true feeling of living at the Quay w/ extraordinary views of the always changing boardwalk & Fraser River! Beautiful sunsets that one can enjoy from your covered deck. This unit rarely comes on the market! Newly reno'd kitchen w/ new cabinets, counters & appliances, Maytag washer/dryer, engineered laminate flooring & all new lighting throughout. Bathroom updated w/ sleek vanity & faucet. All new 2' faux wood blinds, stylish ceiling fans & designer paint plus an open concept w/ large LR/DR & floor to ceiling windows plus surround sound in the bedrooms. Bonus access to the patio from each room-always a lovely breeze. H/W tank replaced 2015. 2 pets OK

#309 31 Reliance Court, New Westminster BC

\$499,800



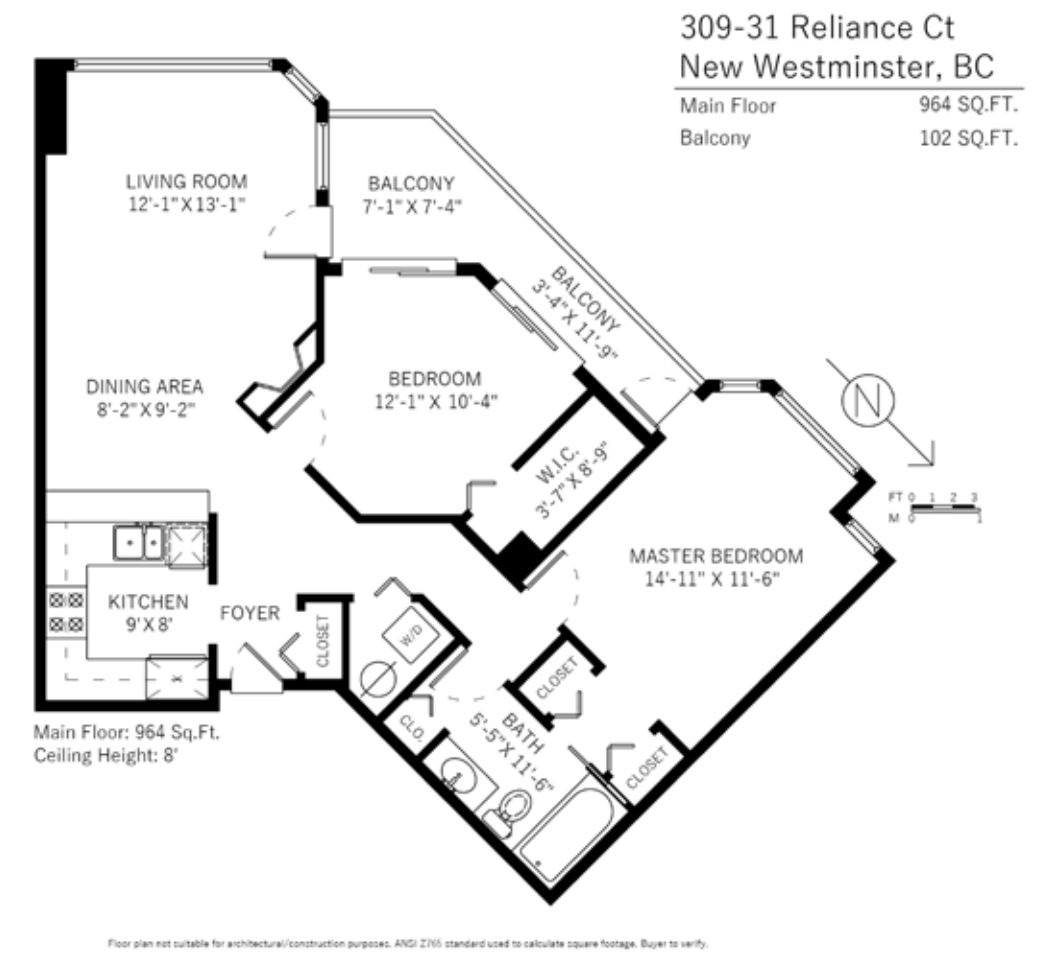
REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 07/20/2017 03:21 PM

PREC* indicates 'Personal Real Estate Corporation'.

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



Royal LePage West Real Estate Services | 2185 Austin Avenue, Coquitlam, BC, V3K 3R9
 cell: 604-779-1292 | cindy@teamcindygering.com | web: www.teamcindygering.com



#309 31 Reliance Court, New Westminster BC

\$499,800

Type: Apartment
 Total area: 964 sqft
 Year built: 1987
 Bedrooms: 2
 Bathrooms: 1
 Maint. Fees: \$284.58
 Taxes: \$1,992.84 (2017)

Location Location Location! Stunning 2 bedroom/1 bathroom unit capturing the true feeling of living at the Quay w/ extraordinary views of the always changing boardwalk & Fraser River! Beautiful sunsets that one can enjoy from your covered deck. This unit rarely comes on the market! Newly reno'd kitchen w/ new cabinets, counters & appliances, Maytag washer/dryer, engineered laminate flooring & all new lighting throughout. Bathroom updated w/ sleek vanity & faucet. All new 2' faux wood blinds, stylish ceiling fans & designer paint plus an open concept w/ large LR/DR & floor to ceiling windows plus surround sound in the bedrooms. Bonus access to the patio from each room - always a lovely breeze. H/W tank replaced 2015. 2 pets OK.

