



Presented by:
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New Westminster, Downtown NW **MLS# V1055265** Residential Attached
111 509 CARNARVON ST, V3L 5S4 **Active**



List Price:	\$225,000	Previous Price:	
		Original Price:	\$225,000
Subdiv/Complex: HILLSIDE PLACE			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	018-175-449
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	STRATA
Stories in Bldg:	4	Taxes:	\$1,253 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:	Partial	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	56	Total Units in Strata:	56
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)	Property Disclosure:	Y		
Mngmt Co:	First Service Residential	Bylaw Restrictions:	Rentals Not Allowed, Pets Allowed w/Rest.		
Mngmt Ph:	604-684-6291	Maint Fee:	\$264.74		

Maint Charge Incl:	Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management
Legal:	PL LMS779 LT 8 BLK B LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
Amenities:	Elevator, In Suite Laundry
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	9' X 11'						
Main F.	Kitchen	7' X 12'						
Main F.	Dining	6' X 9'						
Main F.	Master Bedroom	10' X 13'						
Main F.	Bedroom	8' X 9'						
Main F.	Laundry	7' X 8'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms:	
Finished Floor Area Main:	782	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	782	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	782			8	

Listing Broker(s): **(1) Keller Williams Black Diamond**

'HILLSIDE PLACE' in Downtown New Westminster. Excellent value for this 2 bedroom 1 bath 782 sq/ft corner suite. Features include insuite laundry, gas fireplace, eating area in open kitchen, large master bedroom, insuite storage and patio. Suite has been updated with paint and laminate flooring in hallway and living/dining rooms. One parking stall included. Very close to skytrain, downtown shopping, the recently renovated Quay and the new Westminster Pier Park. 2 dogs allowed, restricted in size to 20 inches from floor to shoulder - time to get the tape measure! No rentals allowed so you will know your neighbours in this building. A pleasure to show.