



Presented by:  
**Ryan Windsor**  
 One Percent Realty  
 Phone: 604-341-8181  
 Email: 3418181@telus.net  
 Website: http://www.ryanwindsor.ca



New Westminster, Sapperton **MLS# V915555** Residential Attached  
**# 1211 248 SHERBROOKE ST, V3L 3M2** **Active**



List Price:	<b>\$289,900</b>	Previous Price:	
		Original Price:	<b>\$289,900</b>
Subdiv/Complex: <b>COPPERSTONE</b>			
Frontage:		Approx Yr Blt:	<b>2008</b>
Depth/Size:		PID:	<b>027-513-629</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:		Zoning:	<b>STRATA</b>
Stories in Bldg:	<b>4</b>	Taxes:	<b>\$1,555 (2011)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>N</b>		

Style of Home:	<b>Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:	<b>Full</b>	R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>1 BLK</b>	Dist to School/Bus:	<b>2 BLKS</b>
Renovations:		Units in Development:	<b>231</b>	Total Units in Strata:	<b>231</b>
Flooring:	<b>Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>COLYVAN PACIFIC</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-599-1650</b>	Maint Fee:	<b>\$221.89</b>		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL BCS2742 LT 103 LD 36**  
 Amenities: **Elevator, In Suite Laundry, Storage**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'8 X 11'						
Main F.	Kitchen	7'8 X 7'6						
Main F.	Dining	10'8 X 7'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Bedroom	11'4 X 9'4						
Main F.	Den	8'4 X 6'2						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>6</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6
Unfinished Floor Area:	# or % Rentals:	<b>81</b>	7
Grand Total Floor Area:			8

Listing Broker(s): **(1) One Percent Realty Ltd.**

**'COPPERSTONE' - Well kept 2 bedroom + den with 2 PARKING. Excellent floor plan with OPEN KITCHEN, living and dining room. HUGE multifunctional den could be 3rd bedroom or extra storage. Additional storage locker included. Located an easy 5 minute walk to the skytrain, Royal Columbian Hospital and all of the shopping in Sapperton, this condo is ideal for anyone looking for an investment property or simply a great place to call home. Cat and Dog friendly with insuite laundry, dishwasher and lots of cupboard space - this could be the one!**