



Presented by:
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New Westminster, Downtown NW
908 320 ROYAL AV, V3L 5C6

MLS# V915850

Residential Attached
Active



List Price:	\$169,000	Previous Price:	
		Original Price:	\$169,000
Subdiv/Complex: THE PEPPERTREE			
Frontage:		Approx Yr Blt:	1975
Depth/Size:		PID:	001-308-815
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$846 (2011)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	Y - COMMANDING VIEW - FRASER RIVER		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Glass	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to School/Bus:	CLOSE
Type of Roof:	Other		Dist to Public Trans:	CLOSE	
Renovations:			Units in Development:	112	Total Units in Strata:
Flooring:	Mixed		Locker:	Yes	112
Water Supply:	City/Municipal		Possession:		
Heat/Fuel:	Baseboard		Title to Land:	Freehold Strata	
No. of Fireplaces:	0	R/I Fireplaces:	Seller's Interest:	Registered Owner	
Fireplace Fuel:	None		Mortgage Info:	\$0	
Outdoor Area:	Balcony(s)		Property Disclosure:	Y	
Mngmt Co:	KAZAWEST		Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph:	604-422-7000	Maint Fee:	\$186.55		

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

Legal: **PL NWS340 LT 70 BLK 31 LD 36**
 Amenities: **Club House, Elevator, Recreation Center, Storage**
 Features Incl: **Dishwasher, Garage Door Opener, Refrigerator, Stove**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	9' X 8'						
Main F.	Bedroom	11' X 9'6						

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

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

AMAZING VIEWS up and down the Fraser River! Totally renovated 1 bedroom condo with Brand NEW Kitchen, Engineered laminate flooring and updated washroom. Huge SOUTH facing balcony offers fantastic views - watch the bridge being built! Excellent turn-key starter home since the renovations have already been done for you! Bring your favourite cat or dog because 1 pet is allowed. Rental units are limited to 6 and they are currently full but with a view like this - hey, you deserve it more than anyone else!