

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	2006
Frontage (ft):		Bathrooms:	1	Age:	18
Lot Area:		Full Baths:	1	Zoning:	RM-6B
Flood Plain:	Yes	Half Baths:	0	Gross Taxes:	\$1,946.70
Rear Yard Exp:		Maint. Fee:	302.25	For Tax Year:	2023
View:	Yes			P.I.D.:	026-643-839

Style of Home:	1 Storey	Parking:	Total: 1 - Covered: 1
Construction:	Concrete Block	Covered Parking:	1
Exterior:	Mixed	Parking Access:	Side
Foundation:		Parking:	Garage; Underground
Rain Screen:		Locker:	Yes
Renovations:		Units in Dev:	220 - Total Units in Strata: 220
# of Fireplaces:	0 - Fuel:	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold Strata
Fuel/Heating:	Baseboard,Electric	Property Disc:	No
Outdoor Area:	Balcony(s)	PAD Rental:	
Type of Roof:	Other	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	Yes : CITY
Mgmt. Company:	ALLIANCE REAL ESTATE GROUP, - 604-685-3227
Complex / Subdiv:	THE NEWS
Services Connected:	Community,Electricity
Legal:	PL BCS1809 LT 66 BLK 28 LD 36
Amenities:	Bike Room,Club House,Elevator,Exercise Centre,Garden,In Suite Laundry,Storage
Site Influences:	Central Location,Recreation Nearby,Shopping Nearby,Treed
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	Pets Allowed w/Rest.,Rentals Allowed
Listing Broker(s):	Keller Williams Ocean Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'1 x 3'9			
Main	Kitchen	8'11 x 8'0			
Main	Living Room	12'0 x 12'8			
Main	Eating Area	7'2 x 7'7			
Main	Primary Bedroom	9'10 x 9'9			
Main	Patio	10'5 x 6'0			

Finished Floor (Main):	575 sqft	# Of Rooms:	6	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0 sqft	# Of Kitchens:	1	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	1			
Finished Floor (Bsmnt):	0 sqft	Crawl/Bsmnt Height:				
Finished Floor (Total):	575 sqft	Basement:	None			
Unfinished Floor:	0 sqft	# or % of Rentals Allowed:	100%			
Grand Total:	575 sqft	# Of Pets:	1 - Cats: Yes, Dogs: Yes			

Welcome to this conveniently located apartment in the heart of New Westminster. This 1-bed, 1 -bath unit offers an open layout, abundant natural light and a balcony. The building boasts attractive amenities such as in suite laundry, gym and a party room. With its prime location near parks, shopping centres , dining options and the Skytrain station, convenience is at your doorstep. What sets this opportunity apart is its investment potential. Included with the property is 1 parking space and 1 storage locker, providing additional value and convenience. The pet friendly and rental-friendly policies further enhance the property appeal. Call today to book your private showing. Quick possession possible.