R2883931	
Apartment/Cond	C

803 680 CLARKSON STREET NEW WESTMINSTER

Downtown NW, V3M 6X9

Residential Attached \$588,880 (LP)

Depth/Size (ft): Frontage (ft): Lot Area:					
• • • •		Bedrooms:	2	Approx. Year Built:	1998
Lot Area:		Bathrooms:	1	Age:	26
		Full Baths:	1	Zoning:	C-8
Flood Plain:		Half Baths:	0	Gross Taxes:	\$2,086.72
Rear Yard Exp:		Maint. Fee:	470.85	For Tax Year:	2023
View:	Yes			P.I.D.:	024-209-015
Style of Home:	Upper Unit		Parking:	Total: 1 - Covered: 1	
Construction:	Concrete		Covered Parking:	1	
Exterior:	Brick,Concrete		Parking Access:	Rear	
Foundation:	,		Parking:	Garage; Underground	
Rain Screen:			Locker:	Yes	
Renovations:			Units in Dev:	60 - Total Units in Strata	: 60
# of Fireplaces:	0 - Fuel: None		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold Strata	
Fuel/Heating:	Electric		Property Disc:	Yes	
Outdoor Area:	Balcony(s)		PAD Rental:	100	
Type of Roof:	Tar & Gravel		Fixtures Leased:	No	
Floor Finish:	Mixed		Fixtures Rmvd:	No	
	WIXed				
View:	Yes : Fraser River				
Mgmt. Company:	Rancho Management -	- 604-684-4508			
Complex / Subdiv:	THE CLARKSON				
Services Connected:	Community				
Legal:		CK 13 NEW WESTMINSTER DISTRICT			EST IN THE COMMON
		ORTION TO THE UNITENTITLEMENT		SHOWN ON FORM 1	
Amenities:	Elevator, Exercise Cent	ORTION TO THE UNITENTITLEMENT tre,Garden,In Suite Laundry,Storage,W		SHOWN ON FORM 1	
Site Influences:		tre,Garden,In Suite Laundry,Storage,W		SHOWN ON FORM 1	
Site Influences: Features:	ClthWsh/Dryr/Frdg/Stv			SHOWN ON FORM 1	
Site Influences:	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest.	tre,Garden,In Suite Laundry,Storage,W /e/DW,Garage Door Opener		SHOWN ON FORM 1	
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Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Finished Floor (Main): Finished Floor (Above): Finished Floor (Below):	ClthWsh/Dryr/Frdg/Stv Pets Allowed w/Rest. Royal LePage Brent Ro Type Kitchen Living Room Dining Room Primary Bedroom Bedroom 697 sqft 0 sqft 0 sqft	tre,Garden,In Suite Laundry,Storage,W ve/DW,Garage Door Opener oberts Realty Dimensions 8'9 x 7'4 15'4 x 10'9 8'4 x 8' 10'10 x 10'8 10'2 x 8'10 # Of Rooms: # Of Kitchens: # Of Levels:	/heelchair Access Floor 5 1	Type Bathroom Floor # of	Dimensions Pieces Ensuite?
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RIVER VIEW! CORNER UNIT! The Clarkson, a very well managed building. This 2 bedroom 1 bathroom condo is light and bright with floor to ceiling windows. Laminate flooring throughout the main living area. Slate flooring in the kitchen and stainless steel appliances. Primary bedroom has a walk-thru closet to the 4 pc main bathroom. Exercise facility. Secured parking and storage locker. One block to the sky train, New Westminster Quay, Douglas College, all shopping & restaurants. A great place to invest. OPEN HOUSE SUNDAY MAY 19 FROM 2-4

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