406 809 FOURTH AVENUE NEW WESTMINSTER

Uptown NW, V3M 0K1

Residential Attached \$549,880 (LP)

Construction: Frame - Wood Covered Parking: 1 Exterior: Mixed Parking Access: Side Parking Access: Garage: Underground Locker:: Viel Rain Screen: Viel Locker:: Yes Renovations: 0 - Fuel: Units in Dev: 68 - Total Units in Strata: 68 Viel of Trieplaces: 0 - Fuel: Units in Dev: 700 - Total Units in Strata: 68 Viel of Trieplaces: 0 - Fuel: Property Disc: Yes Outdoor Area Balcony(s) PAD Fental: Title to Land: Type of Roof: Torb-On Fixtures Leased: No Floor Finish: Laminate Fixtures Rmvd: No View: Yes : Panoramic views. Fraser River Mergeneration Centres No Services Connected: Edicity No No Balan Devinge			Optown NW,			·····
Friendage (1): La Araes: Bathroome: 1 Ape: 7 Flood Plain: Full Sathis: 0 Gross Taxes: 9.2.18.7.4 Flood Plain: Vait Parliantis: 0 Gross Taxes: 9.2.18.7.4 Flood Plain: Vait Parliantis: 0 Gross Taxes: 9.2.18.7.4 Flood Plain: Vait Flood Plain: Gross Taxes: 20.00 Parling: 20.00 Parl	Denth/Size (ft):	Strata	Bedrooms:	2	Approx Year Built	2017
Lick Area Full Balta: 1 Zonigr B-2 Rood Plain: Southwest Maint. Fee: 390.00 Gross Tanse: S2.167.74 Rev Yard Exp: Nos Was Maint. Fee: 390.00 For Tax Year: 2003 Style of Home: Conner Unit,End Unit. Parking: Total: Covered Parking: 1 Style of Home: Maint. Fee: 390.00 Parking: Total: - Covered 1 Style of Home: Romer Unit,End Unit. Parking: Total: - Covered Parking: 1 For Frequencies: 0 For Maind Access: Side Covered Parking: Side Covered Parking: - CovereD	• • • •	Judia				
Flood Plani: Rear Vard Exp: Soutiwest: Yes Hall Baths: Maint Fee: 0 Gross Taxes: For Tax Veer: PLD: S2:187.74 Feer Yard Exp: Yes Maint Fee: 390.00 For Tax Veer: PLD: 202 Style of Home: Correr Unit,End Unit For Tax Veer: 202 PLD: 030.123.500 Style of Home: Correr Unit,End Unit For Tax Veer: 202 PLD: 030.123.500 Extentor: Maind Stores: Stile Stile For Tax Veer: 202 Foundation:: Famin Screent: Covered Parking: Gray: Units in Strate: 68 For	• • • •				-	
Rear Yard Exp: View: Southwest Yes Maint. Fee:: 390.00 Prof Xr Year:: 2023 D123-500 Style of Home:: Corner Unit.End Unit. Ender Jone: Free Wood Total:: 1-Overred:: 030-123-500 Style of Home:: Corner Unit.End Unit. Ender Jone: Parking: Total:: 1-Overred:: 1 Free Order Data (1) Free Wood Parking: Side Parking: Side 1 Parking: Construction: Wood Parking: Side Parking: Side Provedian:: Free Wood ChylMunicpal Units in Dev: 68 - Total Units in Stratz: 68 0 Outdoo Aras: Balcony(s) Title to Land:: Freehold Strata Freehold Strata - Floor Finish: Laminate PAD Rental:: Fitzures Rmvd: No - Floor Finish: Laminate Fitzures Rmvd: No - - Vew: Yes: Panoramic Vews. Fraser River Wynkind Group - 604-281-0285 - - - Structer					•	
View: Ves PLD: 030-123-500 Style of Home:: Corner Uhit,End Uhit Farme - Wood 1 Construction:: Farme - Wood 1 Fetrior: Mixed Side Foundation: Bain Screen: Side Renovation::		Southwoot				
Junction Conner Unit.End Unit Parking: Total: 1 - Covered: 1 Construction: Frame - Wood Covered Parking: 1 Exterior: Mixed Parking Access: Side Foundation: Parking Access: Side Rain Screen: Parking: Garage; Underground Locker: Yes Ronovations: Units in Dev: 86 - Total Units in Strata: 68 # of Fingplaces: 0 - Fuel: Distance to: Water Supply: City/Municipal Title to Land: Freehold Strata Water Supply: City/Municipal Title to Land: Freehold Strata Water Supply: Total: 1 - Covered Parking: No Property Disc: Yos No Floor Finish: Laminate Fixtures Eased: No View: Vos: Yos: Panoranic vlows. Fraser River Magn. Mgn. Company: Wynford Group - 604-261-4285 Somotext No Services Connected: Electricity Statures Eased: No Stel Informatic: Diverty N PROPORTION TO THE LUNT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V Amentiles: In Suito Laurdy, Pacration Ontork Storage Stel Informatic: Petra Allowed Lasing Brokerty: Homalis B	•		Maint. Fee.	390.00		
Construction: Frame Wood Covered Parking:: 1 Exterior: Mixed Parking Access:: Side Parking Access:: Side Side Rain Screen: Parking: Garage: Underground Locker: Yes Renovations: Barking:: Barkin	view:	ies			P.I.D.:	030-123-300
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Renovations:: Units in Dev: 68 - Total Units in Strats: 68 iv of Freplaces:: 0 - Fuel: Distance to: Water Supply: City/Municipal Title to Lond: Freehold Strats Fuel/Heating:: Baseboard.Electric Property Disc: Yes Outdoor Area: Bacron(s) Yes Pao Pentit Type of Roof: Torch-On Fixtures Laased:: No Renor Finish: Laminate Fixtures Renord: No View: Yes : Panoramic views. Fraser River Fixtures Renord: No Services Connected: Electridy: Strata LOT 35, SUB BLOCK 7, PLAN EPS4123, NEW WESTMINSTER LAND DISTRICT. TOGETHER WITH AN INTEREST IN THE COMMON PORM V Services Connected: Bactridy: Strata LOT 35, SUB BLOCK 7, PLAN EPS4123, NEW WESTMINSTER LAND DISTRICT. TOGETHER WITH AN INTEREST IN THE COMMON PORM V Agenities: In Suite Laundry, Recreation Center, Storage Strata LOT 35, SUB BLOCK 7, PLAN EPS4123, NEW WESTMINSTER LAND DISTRICT. TOGETHER WITH AN INTEREST IN THE COMMON PORM V Agenities: In Suite Laundry, Recreation Center, Storage Strata LOT 35, SUB BLOCK 7, PLAN EPS4123, NEW WESTMINSTER LAND DISTRICT. TOGETHER WITH AN INTEREST IN THE COMMON PORM V Strata Long Room 107 X 84 Main Strata LOT 35, SUB MORK 84	Rain Screen:			U U		
ti of Freplaces: 0 - Fuel: Water Supply: City/Municipal Fuel/Heating: Baseboard,Electric Duddoor Areas: Balcony(s) Trit to Land: Froehold Strata Property Disc: Yes PAD Rental: Fixtures Lassed: No Factures Rmvd: No Verv: Yes : Panoramic views. Fraser River Mgmt. Company: Wynford Group - 604-261-0285 Complex / Subf. No Fixtures Cassed: Electricity Services Connected: Electricity Services Connected: Electricity Fixtures Cassed: No Fixtures Cassed: No Services Connected: Electricity Fixtures Cassed: No Services Connected: Electricity Fatures: Contral Location Nearby,Shopping Nearby Features: Contral Location Nearby,Shopping Nearby Features: Bylaw Restric: Pets Allowed, Rentals Allowed Leting Broker(s): Homelite Benchmark Titus Realty Feltures Cassed: No 57 × 85 Main Living Room 107 × 95 Main Living Room 91 v 52 Main Primary Bedroom 971 x 811 Main Primary Bedroom 971 x 811 Main Patio 229 x 1478 Finished Floor (Maln): S4 sqlt #O flooms: 7 #O floefies: 1 Finished Floor (Sam): 0 sqlt #O flooms: 7 #O floefies: 1 Finished Floor (Sam): 0 sqlt #O flooms: 10 main Allowed Living Sold sqlt #O flooms: 10 main Allowed Sold #O flooms: 1 #O floefies: 1 Finished Floor (Maln): S4 sqlt #O flooms: 7 #O floefies: 1 Finished Floor (Sam): 0 sqlt #O flooms: 10 main Allowed: 100 Main Allowed: 10 Main Allowed: 10 Mai	Renovations:					3
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Finished Floor (Bsmt): 0 sqft Crawl/Bsmt Height: Finished Floor (Total): 584 sqft Basement: None Unfinished Floor: 0 sqft # or % of Rentals Allowed: 100		·			T	
Finished Floor (Total): 584 sqft Basement: None Unfinished Floor: 0 sqft # or % of Rentals Allowed: 100	· · ·	•				
Unfinished Floor: 0 sqft # or % of Rentals Allowed: 100			-	Nono		
		•				
Grand lotal: 584 sqtt # UT Pets: 2 - Gats: Yes, Dogs: Yes		•				
	Grand Total:	584 sqtt	# Of Pets:	2 - Cats: Yes, Dogs: Yes		

CORNER UNIT. South-West PANORAMIC VIEWS of Fraser River and City with amazing Sunsets. Centrally located, in the Heart of New Westminster. (UPTOWN NEW WESTMINSTER) Huge Feature is that the 2nd bedroom (Office/Bedroom) is right in the S/W corner of the unit and building, is all windows on both walls and features the wraparound deck. SUPER BRIGHT UNIT. Some of the other features and finishes include 9 foot ceilings, with a GREAT-ROOM (open floorplan), Quartz Countertops, Laminate Flooring, Easy-Close Cabinets, Built-in Fridge/Freezer, Pop-Out Exhaust Fan among other features. It's a 92 Walk Score. 2 Blocks to Moody Park. 12 minute walk to Skytrain. Near Restaurants, shops, bus and schools.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.