

Depth/Size (ft):	Bedrooms: 3	Approx. Year Built: 2005
Frontage (ft):	Bathrooms: 2	Age: 19
Lot Area:	Full Baths: 2	Zoning: STRATA
Flood Plain:	Half Baths: 0	Gross Taxes: \$2,871.65
Rear Yard Exp:	Maint. Fee: 584.82	For Tax Year: 2023
View:		P.I.D.: 026-518-163

Style of Home: 1 Storey	Parking: Total: 1 - Covered: 1
Construction: Concrete	Covered Parking: 1
Exterior: Brick,Concrete,Glass	Parking Access:
Foundation:	Parking: Garage; Underground,Visitor Parking
Rain Screen:	Locker:
Renovations:	Units in Dev: - Total Units in Strata: 84
# of Fireplaces: 1 - Fuel: Gas - Natural	Distance to:
Water Supply: City/Municipal	Title to Land: Freehold Strata
Fuel/Heating: Baseboard,Natural Gas	Property Disc: Yes
Outdoor Area: Balcony(s)	PAD Rental:
Type of Roof: Asphalt	Fixtures Leased: No
Floor Finish: Laminate,Carpet	Fixtures Rmvd: No

View:

Mgmt. Company:

Complex / Subdiv:

Services Connected: Electricity,Natural Gas

Legal: STRATA LOT 40, SUB BLOCK 13, PLAN BCS1641, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Club House,Elevator,Exercise Centre,Guest Suite

Site Influences: Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW

Bylaw Restrict: Pets Allowed w/Rest.

Listing Broker(s): Royal LePage Elite West

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	5' x 6'	Main	Primary Bedroom	12'6' x 11'5'
Main	Kitchen	10'6' x 8'11'	Main	Patio	12'8 x 8'9'
Main	Laundry	6'9' x 8'7'			
Main	Bedroom	8'5' x 13'11			
Main	Bedroom	11'3 x 8'8'			
Main	Dining Room	13'5' x 11'7'			
Main	Living Room	13'5' x 11'7'			

Finished Floor (Main): 1,224 sqft	# Of Rooms: 9	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0 sqft	# Of Kitchens: 1	Main	3	Yes
Finished Floor (Below): 0 sqft	# Of Levels: 1	Main	3	No
Finished Floor (Bsmt): 0 sqft	Suite:			
Finished Floor (Total): 1,224 sqft	Crawl/Bsmt Height:			
Unfinished Floor: 0 sqft	Basement: None			
Grand Total: 1,224 sqft	Beds In Bsmt: 0 / 3			
	# Of Pets:			

Welcome to your new home at 720 Hamilton St #902! This modern 3-bedroom, 2-bathroom condo in New Westminister offers 1224 sqft of comfortable living space with stunning views. Just steps away from top-rated New Westminister Secondary School, the convenience of SB 12 St @ 3rd Ave bus station, and the serenity of Moody Park, the location is perfect for those looking for connectivity and community amenities. Enjoy the fresh air and scenic strolls with your family in a neighborhood that fits your lifestyle. Ideal for first-time home buyers seeking a blend of charm and convenience. Embrace the ease of condo living without compromising on space or location! OPEN HOUSE THURSDAY JUNE 27 5:30PM - 7:30PM