## R2919007 Apartment/Condo

## **808 200 KEARY STREET NEW WESTMINSTER**

**Residential Attached** \$649,000 (LP)

Sapperton, V3L 0A6

Depth/Size (ft): Frontage (ft): Lot Area:

Rear Yard Exp:

Flood Plain:

Bedrooms: 2 Bathrooms: 2 **Full Baths:** 2 Half Baths: 0 Maint. Fee: 571.39

Approx. Year Built: 2007 Age: 17 Zoning: RM-CD1 **Gross Taxes:** \$2,514.16 For Tax Year: 2023

Total: 2 - Covered: 2

P.I.D.: 027-620-476

Style of Home:

Upper Unit

Yes

Construction: Concrete Exterior: Brick, Concrete, Other

Foundation:

Rain Screen:

Renovations: Partly

# of Fireplaces: 1 - Fuel: Electric Water Supply: City/Municipal

Baseboard, Electric Fuel/Heating: **Outdoor Area:** Balcony(s)

Type of Roof: Torch-On Floor Finish: Mixed, Carpet Parking:

**Covered Parking:** 

**Parking Access:** 

Parking: Garage; Underground

Locker: No

Units in Dev: Distance to:

Freehold Strata Title to Land:

**Property Disc:** Yes

**PAD Rental:** 

**Fixtures Leased:** No Fixtures Rmvd: No

View: Yes: Fraser River & Bridge

Mgmt. Company: Korecki Real Estate Services - 604-233-7772

Complex / Subdiv:

Services Connected: Electricity, Sanitary Sewer, Water

STRATA LOT 87, SUB BLOCK 2, PLAN BCS3018, NEW WESTMINSTER LAND DISTRICT, OF LOT 3; TOGETHER WITH AN INTEREST IN THE Legal: COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

Amenities: Exercise Centre, In Suite Laundry

Site Influences: Central Location, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW,Garage Door Opener,Microwave

**Bylaw Restric:** Pets Allowed w/Rest., Rentals Allwd w/Restrctns

Listing Broker(s): Engel & Volkers Vancouver (Branch)

**Dimensions** Floor Type Main Kitchen 7'11 x 8'1 Main Dining Room 11'1 x 12'3 Main Living Room 12' x 12'4 Main Bedroom 13'5 x 10'10 Main Den 12' x 10'9 Main Primary Bedroom 12'4 x 15'8

Floor

Type

Dimensions

Finished Floor (Main): 1,158 sqft Finished Floor (Above): 0 sqft Finished Floor (Below): 0 saft Finished Floor (Bsmt): 0 saft Finished Floor (Total): **Unfinished Floor:** 

1,158 sqft 0 sqft

**Grand Total:** 1,158 sqft

6 # Of Rooms: # Of Kitchens: # Of Levels: 1

Crawl/Bsmt Height:

**Basement:** None # or % of Rentals Allowed:

# Of Pets: 2 - Cats: Yes, Dogs: Yes

# of Pieces Ensuite? Bathroom Floor No Main 4 Yes

Anvil- Newly updated 2BDRM, 2BATH plus large DEN! 1,158 sq ft with view of the Fraser River! Conveniently located in the desirable Brewery District. Very generous sized bedrooms, freshly painted, new laminate flooring, closet doors, toilets, newer stove & dishwasher (2020). Granite counters throughout. Bdrms are separated by living space offering privacy. Den is perfect for work from home or guest room. Primary bdrm also has sliding door access to balcony. 2PKG stalls side/side. Save-On-Foods, Starbucks, lots of new shops & restaurants in walking distance. Park & Recreation center nearby. Just steps out the door to Sappterton Skytrain Station & Royal Columbian Hospital. Quick Possession possible. Come see!