309 331 KNOX STREET NEW WESTMINSTER

Sapperton, V3L 3N4

Residential At	tached
\$439,0	00 (LP)

Depth/Size (ft):		Bedrooms:	1	Approx. Year Built:	1973
Frontage (ft):		Bathrooms:	1	Age:	51
Lot Area:		Full Baths:	1	Zoning:	RM-2
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$1,410.96
Rear Yard Exp:		Maint. Fee:	528.70	For Tax Year:	2023
View:	No		020110	P.I.D.:	001-117-599
Style of Home:	1 Storey		Parking:	Total: 1 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Brick,Stucco,Wood		Parking Access:	Front	
oundation:			Parking:	Garage; Underground	
Rain Screen:			Locker:	Yes	
Renovations:			Units in Dev:	42 - Total Units in Strata: 42	
of Fireplaces:	0 - Fuel:		Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold Strata	
uel/Heating:	Baseboard,Hot Wate	r	Property Disc:	Yes	
Dutdoor Area:	Balcony(s)		PAD Rental:		
Type of Roof:	Torch-On		Fixtures Leased:	No	
Floor Finish:	Laminate, Tile		Fixtures Rmvd:	No	
/iew: /gmt. Company:	No Pacific Quorum - 604 Westmount Arms	4-359-3031			
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau	as,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE U ndry,Storage red Road,Private Setting,Recreation Nea	JNIT ENTITLEMENT OF TH		
/iew: Agmt. Company: Complex / Subdiv: Services Connected: .egal: .egal: .menities: Site Influences: .eatures: .site Influences: .eatures: .siting Broker(s): .isting Broker(s): .isting Broker(s): .isting Lain .iain .iain	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite W Type Living Room Dining Room	as,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7	JNIT ENTITLEMENT OF T⊢ arby,Shopping Nearby	IE STRATA LOT AS SHOW	'N ON FORM 1
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Toor Main Main Main Main Main	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite V Type Living Room Dining Room Kitchen Foyer Bedroom	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE U ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10	JNIT ENTITLEMENT OF T⊢ arby,Shopping Nearby	IE STRATA LOT AS SHOW	'N ON FORM 1
iew: Igmt. Company: omplex / Subdiv: ervices Connected: egal: menities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor ain ain ain	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite V Type Living Room Dining Room Kitchen Foyer	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE U ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4	JNIT ENTITLEMENT OF T⊢ arby,Shopping Nearby	IE STRATA LOT AS SHOW	'N ON FORM 1
iew: Igmt. Company: complex / Subdiv: ervices Connected: egal: amenities: ite Influences: eatures: ylaw Restric: isting Broker(s): loor lain lain lain lain	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite V Type Living Room Dining Room Kitchen Foyer Bedroom	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE U ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10	JNIT ENTITLEMENT OF T⊢ arby,Shopping Nearby	IE STRATA LOT AS SHOW	'N ON FORM 1
fiew: Igmt. Company: complex / Subdiv: services Connected: egal: amenities: site Influences: eatures: a	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite W Type Living Room Dining Room Kitchen Foyer Bedroom Bar Room	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage ved Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10 5'1 x 3'	JNIT ENTITLEMENT OF TH arby,Shopping Nearby Floor	IE STRATA LOT AS SHOW	N ON FORM 1
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: .egal: Amenities: Site Influences: Features: Bylaw Restric: .isting Broker(s): 	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite W Type Living Room Dining Room Kitchen Foyer Bedroom Bar Room 627 sqft 0 sqft	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10 5'1 x 3' # Of Rooms:	JNIT ENTITLEMENT OF TH arby,Shopping Nearby Floor	IE STRATA LOT AS SHOW	N ON FORM 1 Dimensions of Pieces Ensuite?
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite W Type Living Room Dining Room Kitchen Foyer Bedroom Bar Room 627 sqft 0 sqft 0 sqft	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10 5'1 x 3' # Of Rooms: # Of Kitchens: # Of Levels:	JNIT ENTITLEMENT OF TH arby,Shopping Nearby Floor 6 1	IE STRATA LOT AS SHOW	N ON FORM 1 Dimensions of Pieces Ensuite?
/iew: Agmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main M	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite V Type Living Room Dining Room Dining Room Kitchen Foyer Bedroom Bar Room 627 sqft 0 sqft 0 sqft 0 sqft 0 sqft	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage red Road,Private Setting,Recreation Nea a,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10 5'1 x 3' # Of Rooms: # Of Kitchens:	JNIT ENTITLEMENT OF TH arby,Shopping Nearby Floor 6 1 1	IE STRATA LOT AS SHOW	N ON FORM 1 Dimensions of Pieces Ensuite?
/iew: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Jufinished Floor:	Pacific Quorum - 604 Westmount Arms Electricity,Natural Ga STRATA LOT 33, SU IN THE COMMON P Elevator,Shared Lau Central Location,Pav Refrigerator,Stove Pets Allowed w/Rest Royal LePage Elite W Type Living Room Dining Room Kitchen Foyer Bedroom Bar Room 627 sqft 0 sqft 0 sqft	As,Sanitary Sewer,Storm Sewer,Water IB BLOCK 3, PLAN NWS93, GROUP 1, ROPERTY IN PROPORTION TO THE L ndry,Storage red Road,Private Setting,Recreation Nea ,Rentals Allowed Vest Dimensions 12'1 x 18'7 6'6 x 7'7 6'2 x 7'1 3'6 x 7'4 10'1 x 11'10 5'1 x 3' # Of Rooms: # Of Rooms: # Of Levels: Crawl/Bsmt Height:	JNIT ENTITLEMENT OF TH arby,Shopping Nearby Floor 6 1 1 None	IE STRATA LOT AS SHOW	N ON FORM 1 Dimensions of Pieces Ensuite?

THE SAPPERS WERE HERE! Stunning custom remodeled unit in well managed "Westmount Arms" building in desirable Sapperton location. Steps to Starbucks, Royal Columbian Hospital, Skytrain, Sapperton Park and Save-On Foods. One bedroom, one bathroom, plus super cute coffee bar. Large covered deck enjoys South exposure. Secure underground parking and storage locker. Strata fee includes heat and hot water. Custom upgrades: New lighting, 5-piece bathroom with double vanity. New wood floors throughout., new tile in bathroom and kitchen. New kitchen cabinets, butcher block counters, and newer appliances. Pet friendly building (no size restriction on dogs). Perfect for investors, first time buyers, or down-sizers. BUY NOW!

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.