

# FOR SALE

## SPACIOUS TOP FLOOR ONE BEDROOM AND DEN


UNIT 402 - 210 CARNARVON STREET, NEW WESTMINSTER



Spacious top floor one bedroom and den (large enough for a bedroom) in downtown New West. Move-in ready! A few features include open concept layout, remodelled bathroom, laminate flooring throughout and tiled bathroom & kitchen. Cozy gas fireplace in living room. Bright skylight eating area. Hillside Heights is a fully rain-screened building, centrally located in a quiet neighbourhood. Walking distance to shopping, restaurants, schools, Columbia Skytrain station, the Quay, Pier Park and many other amenities. Own with confidence! At this price, why rent?





<b>Active</b> R2034775 Board: V Apartment/Condo	<b>402 210 CARNARVON STREET</b> New Westminster Downtown NW V3L 1B8	Residential Attached \$238,800 (LP) (SP) 
--	--	--



Sold Date:	Frontage (feet):	Original Price: \$238,800
Meas. Type:	Frontage (metres):	Approx. Year Built: 1994
Depth / Size (ft.):	Bedrooms: 1	Age: 22
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: STRATA
Flood Plain:	Full Baths: 1	Gross Taxes: \$1,388.16
Approval Req?:	Half Baths: 0	For Tax Year: 2015
Exposure: North	Maint. Fee: \$321.75	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 018-758-746
Mgmt. Co's Name: BAYWEST		
Mgmt. Co's Phone: 604-595-8643		
View: No :		
Complex / Subdiv: HILLSIDE HEIGHTS		
Services Connected: Electricity, Natural Gas, Storm Sewer, Water		

Style of Home: Inside Unit, Penthouse	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Frame - Wood	Parking: Garage; Underground		
Exterior: Hardi Plank			Locker: N
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen: Full	R.I. Plumbing:	Units in Development: 34	Total Units in Strata: 34
Renovations: Partly	R.I. Fireplaces:	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	# of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural		Property Disc.: Yes	
Fuel/Heating: Baseboard, Electric		Fixtures Leased: No :	
Outdoor Area: Balcony(s)		Fixtures Rmvd: No :	
Type of Roof: Other		Floor Finish: Laminate, Tile	

Maint Fee Inc: Garbage Pickup, Gardening, Gas, Hot Water, Management, Sewer, Water  
Legal: PL LMS1409 LT 27 BLK 18 LD 36 ADDITIONAL LEGAL INFO IS AVAILABLE

Amenities: Elevator, In Suite Laundry, Wheelchair Access

Site Influences: Central Location, Recreation Nearby, Shopping Nearby  
Features: ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
		0			x			x
Main	Kitchen	8'4 x 7'11						x
Main	Dining Room	9'5 x 8'11						x
Main	Eating Area	5'10 x 7'11						x
Main	Bedroom	15'9 x 8'1						x
Main	Den	8'11 x 7'6						x
Main	Storage	6'1 x 5'11						x
		x						x
		x						
		x						

Finished Floor (Main): 796	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: Cats: Y Dogs: N			3				Pool:
Finished Floor (Total): 796 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 796 sq. ft.				7				
				8				

Listing Broker(s): Royal LePage West R.E.S.

FOR MORE INFORMATION ABOUT THIS PROPERTY VISIT

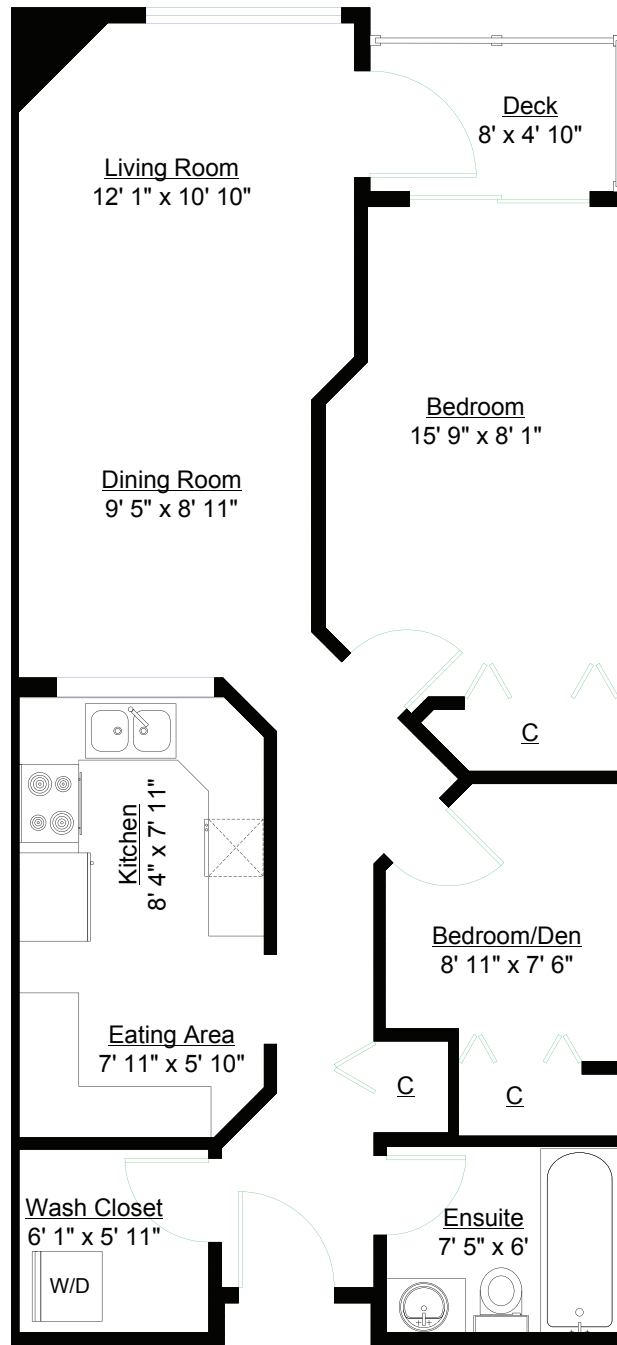
**www.reimers.ca**

ALL INFORMATION WHILE DEEMED TO BE CORRECT IS NOT GUARANTEED



# FLOORPLAN

UNIT 402 - 210 CARNARVON STREET, NEW WESTMINSTER



## Totals\*\*

Main Level: 796 sq. ft.

## Other Areas

Deck: 40 sq. ft.



0 ft 2 ft 4.8 in 4 ft 8 ft

\*\* Approx. based on interior measurements to exterior walls  
\*\* Total square footage not taken from original blueprints

**ROYAL LEPAGE**  
WEST REAL ESTATE SERVICES



**davidreimers**

YOUR LOCAL REAL ESTATE ADVISOR



**604.340.4400**

604.340.4400 info@reimers.ca www.reimers.ca

我们也说国语和粤语。 买卖房屋？ 请致电1.888.515.8881

Passionate and informed real estate service you can depend on!



family not your average real estate co. community ecstatic clients one referral at a time  
a way of life joyful passion/gutvaler respect expertise, friendliness, helpfulness  
Life help dreams to reality an negotiating for you knowledgeable  
act with dignity we dreams to reality inform & advise, serve & protect informed decisions  
absolute pleasure help dreams to reality personal fulfillment  
guides dreams to reality identifying value  
care dreams to reality listen & understand  
efficient results delivering results  
a unique perspective  
meaningful contribution  
make the world better the platform focused first  
awareness for cause to express our best a collaboration of common goals approach  
enjoy the journey of home ownership! the foundation for building long-term wealth it's about YOU  
toward exceptional

**reimers**  
GROUP

HOW MUCH IS YOUR HOME WORTH? VISIT...

[homeevaluate.com](http://homeevaluate.com)