

Presented by:
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New Westminster, Uptown NW Residential Attached
204 610 3RD AV, V3M 1N5 MLS# V808930 **Sold**

	List Price: \$167,000	Previous Price: \$179,900	Sold Price: \$166,000
	Days on Market: 66		Sold Date: 15-Apr-10
Subdiv/Complex: JAE MAR COURT			
Frontage:	Approx Yr Blt: 1969	PID: 024-930-202	
Depth/Size:		Type: Apartment/Condo	
Lot SqFt: 0	Age at List Date: 41	Zoning: STRATA	
Exposure: N	Bedrooms: 1	Taxes: \$895 (2009)	
Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl: No	
Flood Plain:	Full Baths: 1	Tax Incl Utilities: No	
Meas. Type:	Half Baths: 0	Apprvl Reqd:	
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home: Inside Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans: 1	Dist to School/Bus: 3
Renovations: Other	Reno Year: 2010	Units in Development: 42
Flooring:	Locker: Yes	Total Units in Strata: 42
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Hot Water	Title to Land: Freehold Strata	
No. of Fireplaces: 0	R/I Fireplaces:	Seller's Interest: Registered Owner
Fireplace Fuel:	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: ASSERTIVE PROPERTY MGMT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-253-5224	Maint Fee: \$208.00	

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Heat, Hot Water, Management

Legal: LMS4332 LT 18 OF 59 & 60 SB5 LD 37
 Amenities: Elevator, Shared Laundry, Storage
 Features Incl: Dishwasher, Drapes/Window Coverings, Refrigerator

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14'6 X 12'						
Main F.	Kitchen	7' X 6'6						
Main F.	Dining	10'6 X 12'						
Main F.	Master Bedroom	14' X 10'6						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms
Finished Floor Area Main: 600	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 600	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 600		8

Listing Broker(s): (1) Rennie & Associates Realty, (2) Rennie & Associates Realty

Immaculate, functional one bedroom unit in Uptown New Westminster. 600 sq ft with entertainment sized balcony. Walking distance to transportation, shops and restaurants. Do not miss this well priced unit! PUBLIC OPEN: Sat Mar 27th, 2-4 PM.