



Presented by:
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RE/MAX

Active
R2604712
 Board: V
 Apartment/Condo

509 500 ROYAL AVENUE
 New Westminster
 Downtown NW
 V3L 0G5

Residential Attached
\$488,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$488,000
Meas. Type:	Bedrooms: 1	Approx. Year Built: 2014
Frontage(feet):	Bathrooms: 1	Age: 7
Frontage(metres):	Full Baths: 1	Zoning: RM6A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,932.02
Sq. Footage: 0.00		For Tax Year: 2020
Flood Plain:	P.I.D.: 029-250-951	Tax Inc. Utilities?: No
View: Yes :CITY HALL, PARK		Tour: Virtual Tour URL
Complex / Subdiv:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
 Construction: **Brick, Frame - Wood**
 Exterior: **Brick, Concrete, Other**
 Foundation: **Concrete Slab**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Parking: **Garage; Underground, Visitor Parking**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus:
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Laminate, Carpet**

Legal: **STRATA LOT 87, BLOCK A, PLAN EPS1880, NEW WESTMINSTER LAND DISTRICT, GOVERNMENT OFFICE GARDEN; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Sprinkler - Fire**

Finished Floor (Main): 661		Units in Development: 118	Tot Units in Strata:		Locker: Yes				
Finished Floor (Above): 0		Exposure: Northwest	Storeys in Building: 6						
Finished Floor (AbvMain2): 0		Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 855-273-1967						
Finished Floor (Below): 0		Maint Fee: \$312.17	Council/Park Apprv?:						
Finished Floor (Basement): 0		Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management							
Finished Floor (Total): 661 sq. ft.									
Unfinished Floor: 0									
Grand Total: 661 sq. ft.		Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed							
Suite:		Restricted Age:		# of Pets: 2	Cats: Yes Dogs: Yes				
Basement: None		# or % of Rentals Allowed:							
Crawl/Bsmt. Ht:		Short Term(<1yr)Rnt/Lse Alwd?:							
# of Kitchens: 1		Short Term Lse-Details:							
# of Levels: 1									
# of Rooms: 8									
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	11'3 x 11'1			x	1	Main	4	Yes
Main	Dining Room	11'2 x 7'11			x	2			
Main	Kitchen	7'6 x 9'4			x	3			
Main	Office	7'8 x 5'			x	4			
Main	Bedroom	10'1 x 13'5			x	5			
Main	Foyer	3'10 x 5'			x	6			
Main	Walk-In Closet	4'5 x 4'2			x	7			
Main	Patio	11'11 x 7'10			x	8			

Listing Broker(s): **RE/MAX Crest Realty**

LOCATION! LOCATION! Spacious one bedroom plus office space in award winning Ledingham McAllister "The Dominion" in the heart of downtown New Westminster with access to everything. Steps up from Pier Park Boardwalk and a variety of shops, restaurants and entertainment. Easy access to sky train, The Quay and schools nearby. Large patio, stainless steel appliances, quartz countertops in an open concept space with breakfast bar large enough to entertain in this one bedroom home! Open house July 29th 5pm-7pm, Sat/Sun July 31st, Aug. 1st 2pm-4pm. See you there!