


Downtown NW (VNWDT), New Westminster, V3M 6L8			MLS# V624488		Residential Attached	
# 1205 98 10TH ST					Active	
			List Price: <b>\$246,800</b>	Sold Price:	Days on Mkt: <b>12</b>	Bedrooms: <b>1</b>
			List Date: <b>28-Dec-06</b>	Sold Date:	Expiry Date: <b>28-Feb-07</b>	Bathrooms: <b>2</b>
			Original Price: <b>\$246,800</b>	Possession: <b>TBA</b>	<b>Floor Area (SqFt)</b>	
			Previous Price:	Fixtures Rented:	Above Main: <b>0</b>	Full Baths: <b>2</b>
			Dwelling Type: <b>Apartment Unit</b>	Seller's Interest: <b>Registered Owner</b>	Main Floor: <b>867</b>	Half Baths: <b>0</b>
			Approx Yr Blt: <b>1991</b>		Below Main: <b>0</b>	Total Rooms: <b>5</b>
			Age at List Date: <b>15</b>	Counc Apprv: <b>N</b>	Basement: <b>0</b>	Finished Lvl's: <b>1</b>
			Taxes: <b>\$1,444 (2006)</b>	Locker: <b>N</b>	Unfinished: <b>0</b>	Fireplaces: <b>1</b>
			Zoning: <b>APT</b>	Pkg Stall Owned:	Grand Total: <b>867</b>	# Pets:
			Stores in Bldg:	Pkg Facilities: <b>Garage; Underground</b>		Cats:
			Units in Dev:	Parking: <b>1 Covered; 1 Total;</b>		Dogs:
			Tot Units Strata:	Complex/Subdiv:		Meas Type:
			Maint. Fee: <b>\$201.00</b>	Title to Land: <b>Freehold Strata</b>		Exposure:
						Flood Plain:
<b>Floor</b>	<b>Type</b>	<b>Dimensions</b>	Style of Home: <b>Other</b>	Water Supply: <b>Other</b>		
MN	Living Room	13'4 x 10'	Construction: <b>Concrete</b>	Heat/Fuel: <b>Baseboard, Natural Gas</b>		
MN	Dining	10' x 8'3	Foundation: <b>Other</b>	Fireplace Fuel: <b>Gas - Natural</b>		
MN	Kitchen	10' x 9'	Exterior: <b>Other</b>	Property Discl: <b>, Y</b>		
MN	Master Bedroom	14'4 x 11'5	Roof: <b>Other</b>	# - % Rntals Allwd: <b>4</b>		
MN	Den	11'2 x 7'9				
		x	Legal: <b>PL NWS3436 LT 64 BLK 22 LD 37</b>		PID: <b>017-052-335</b>	
		x	Amenities: <b>Elevator, In Suite Laundry, Pool; Indoor, Recreation Center</b>			
		x	Maint Incl: <b>Garbage Pickup, Gas, Hot Water, Recreation Facility</b>			
		x	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions, Age Restrictions</b>			
		x	Features: <b>Clothes Washer/Dryer/Fridge/Stove/DW</b>			
		x				
		x	Listing Broker 1: <b>Sutton Grp-West Coast Realty</b>	<b>604-415-9800</b>	<b>Bathrooms:</b>	
		x	Listing Rep 1: <b>Maura E. Boguski</b>	<b>604-415-9800</b>	1 <b>3 Piece; Ensuite: N; Level: I</b>	
		x	Listing Rep 2/3:		2 <b>4 Piece; Ensuite: Y; Level: M</b>	
		x	Listing Broker 2:		3	
		x	Selling Broker:		4	
		x	Selling Rep:		5	
		x	Appointments: <b>Phone L.R. First</b>	Owner: <b>R. SINGBEIL</b>	6	
		x	Appt Phone: <b>604-415-9800</b>	Occupancy: <b>Owner</b>	7	
		x	For Appt Call: <b>M. BOGUSKI</b>			
		x	Commission: <b>3.255% 1ST \$100K/1.1625% BAL</b>			
Mngmt Co: <b>BAYWEST</b>						
Mngmt Phone: <b>604-257-0325</b>						
	Realtor Rmks:					
<p><b>This spacious one bedroom and den, has a view of the Fraser River, 2 full bathrooms, gas fireplace and ensuite laundry, recent upgrade include laminate floor, new lino in the kitchen and fresh paint throughout. The den is large enough for a single bed or to be used as an office. Amenities include an indoor pool and exercise room. Conveniently located 1 block from shops and 2 blocks from buses and skytrain.</b></p>						