

Cindy Gering

Personal Real Estate Corporation

Team Cindy Gering

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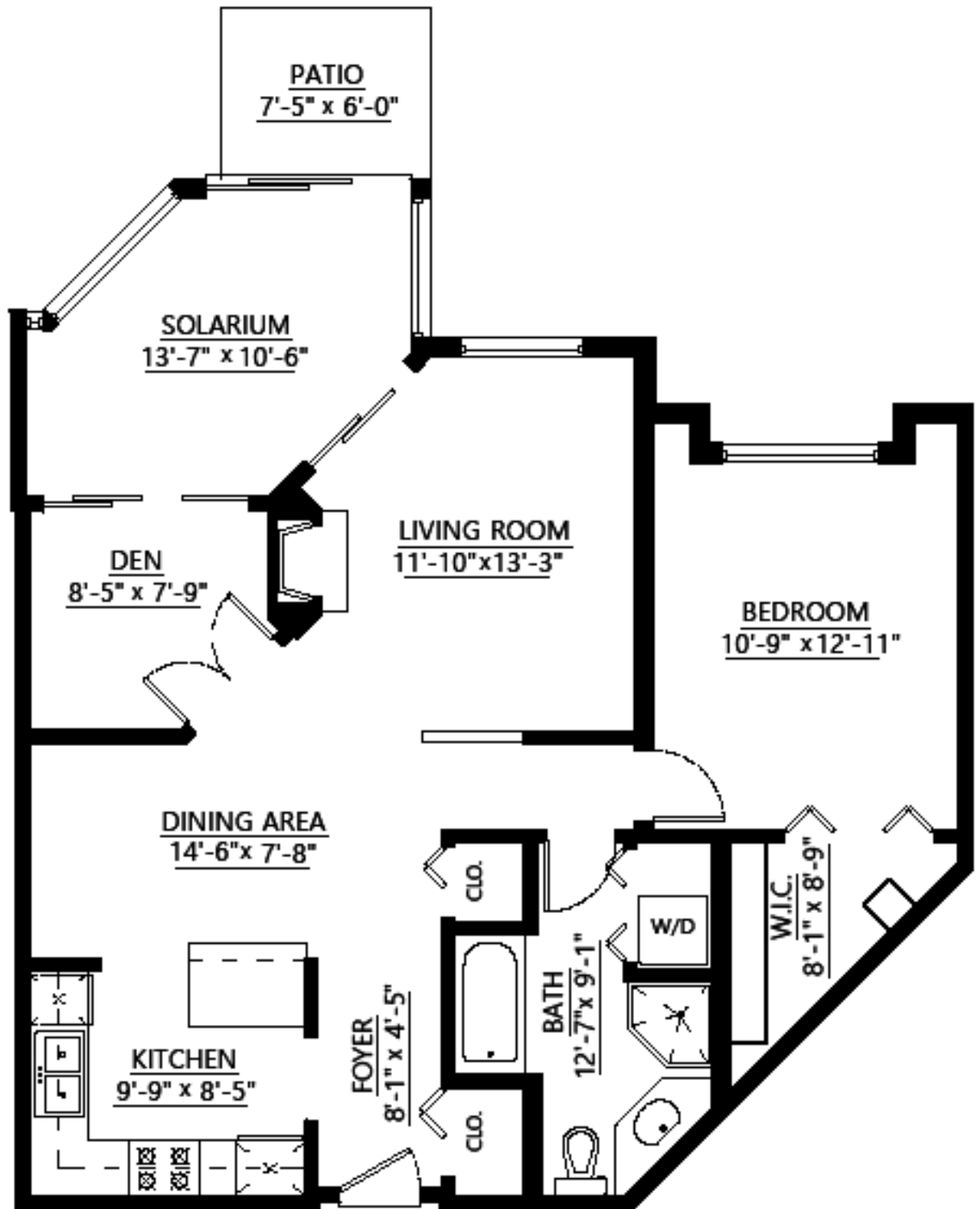
ROYAL LEPAGE

West Real Estate Services

#209-1128 6th Ave
New Westminster, B.C.

Main Floor: 995 sq.ft

Patio: 44 sq.ft



NEW WEST



CONDO.COM

Presented by:
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New Westminster, Uptown NW Residential Attached
209 1128 SIXTH AV, V3M 6V8 MLS# V1084626 **Active**

No Photo Available	List Price: \$249,900	Previous Price:		
	Subdiv/Complex: KINGSGATE			
	Frontage:	Approx Yr Blt: 1996	PID: 023-454-865	
	Depth/Size:		Type: Apartment/Condo	
	Lot SqFt: 0	Age at List Date: 18	Zoning: VNWUP	
	Exposure: W	Bedrooms: 1	Taxes: \$1,546 (2014)	
	Stories in Bldg: 4	Bathrooms: 1	If New GST/HST Incl:	
	Flood Plain: No	Full Baths: 1	Tax Incl Utilities: No	
	Meas. Type:	Half Baths: 0	Apprvl Reqd: No	
	Fixtures Lsd: N			
	Fixt Removed: N			
	View: Y - PRIVATE GARDEN			

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1		
Construction: Frame - Wood	Parking Access: Side			
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground			
Exterior: Glass, Stucco				
Rain Screen:	R/I Plumbing:			
Type of Roof: Asphalt	Dist to Public Trans: 5BLKS	Dist to School/Bus: 1BLK		
Renovations: Partly	Reno Year: 2007	Units in Development: 112	Total Units in Strata: 112	
Flooring: Hardwood, Tile	Locker: Yes			
Water Supply: City/Municipal	Possession:			
Heat/Fuel: Electric, Natural Gas	Title to Land: Freehold Strata			
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner		
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0			
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y			
Mngmt Co: TOUCHSTONE	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions			
Mngmt Ph: 604-630-5584	Maint Fee: \$342.79			

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

Legal: PL LMS2450 LT 13 LD 36
 Amenities: Elevator, Garden, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Master Bedroom	13' X 10'9"						
Main F.	Den	9' X 8'						
Main F.	Solarium	8' X 8'						
Main F.	Dining	9' X 8'						
Main F.	Kitchen	10' X 9'						
Main F.	Living Room	10' X 12'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms		
Finished Floor Area Main: 966	Finished Levels: 1	1	4 Piece; Ensuite: Y; 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: 966	Restricted Age:	5		
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6		
Unfinished Floor Area: 0	# or % Rentals: 7	7		
Grand Total Floor Area: 966		8		

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

Welcome to KINGSGATE built by an award-winning developer BOSA. This 2nd floor unit has an excellent floor plan, with an open layout, 1+den & solarium (den could be 2nd bdrm) A must see to really appreciate the layout, updated w/ hardwoodflooring, ceramic tile & crown molding. BONUS access to a large private patio area plus an enclosed solarium-great all year round. Master bedroom has lots of closet space and a full ensuite. Maintenance fee includes gas & hot water. Excellent location close to Moody Park, Royal City Mall, shopping, parks, schools. Transit right out front & 22nd St. Skytrain Station 5 minutes away by bus. 2 pets allowed. Building currently being painted-2014
 OPEN HOUSE 12pm-1:30 pm Sept 14th