

New Westminster, Fraserview NW  
**6 - 12 East Royal Avenue**, V3L 0B7

MLS# R2122356  
**\$559,900**

Residential Attached  
**Active**



Complex/Subdiv: **THE NURSES LODGE**  
 Frontage: **0.00** Bedrooms: **2** PID: **027-435-067**  
 Depth/Size: Bathrooms: **3** Approx Yr Blt: **2008**  
 Lot Area SqFt: **0** Half Baths: **1**  
 Rear Yard Exp: Full Baths: **2**  
 Taxes: **\$2,029 (2016)**  
 Type: **Townhouse**  
 View: **Yes**

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1**  
 Construction: **Frame - Wood** Parking Access: **Side**  
 Foundation: **Concrete Perimeter** Parking Facilities: **Garage; Underground**  
 Exterior: **Wood**  
 Rainscreen: Dist to Public Trans: **CLOSE** Dist to School Bus: **CLOSE**  
 Type of Roof: **Wood** Possession:  
 Reno Year: **2016** Title to Land: **Freehold Strata**  
 Flooring: **Laminate,Tile,Wall/Wall/Mixed** Seller's Interest:  
 Water Supply: **City/Municipal**  
 Heat/Fuel: **Baseboard,Electric**  
 No. of Fireplaces: **0** Property Disclosure: **Y**  
 Fireplace Fuel: Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Locker: **No** Units in Development: **9** Total Units in Strata: **9**  
 Mngmt Co: **BAYWEST** Property Disclosure: **Y**  
 Mngmt Ph: **604-591-6060** Maint Fee: **\$423.36**

Maint Charge Incl: **Garbage Pickup,Gardening,Management,Recreation Facility**  
 Legal: **PL BCS2772 LT 8 DL 115 LD 36**  
 Amenities: **Bike Room,Club House,Exercise Centre,In Suite Laundry,Recreation Center**  
 Site Influences: **Central Location,Paved Road,Private Setting,Recreation Nearby**  
 Features Incl: **ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Security System,Smoke Alarm,Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	11' x 8'1			x			x
Main	Living Room	12'2 x 12'			x			x
Main	Dining Room	12'2 x 12'			x			x
Main	Den	8'4 x 6'8			x			x
Main	Laundry	3' x 3'			x			x
Above	Master Bedroom	14'7 x 13'4			x			x
Above	Walk-In Closet	8'4 x 4'3			x			x
Above	Bedroom	13'4 x 8'10			x			x
Above	Walk-In Closet	8'1 x 4'3			x			x
					x			x

Total Floor Area: **1,187 sqft** Bathrooms  
 Total # Rooms: **9** 1 4 Piece; Ensuite: Y; Level: Above  
 Finished Levels: **2** 2 4 Piece; Ensuite: N; Level: Above  
 Basement: **None** 3 2 Piece; Ensuite: N; Level: Main  
 Restricted Age: 4  
 # Pets / Cats; Dogs: 5  
 Virtual Tour URL: <https://www.pixilink.com/tours7/13092> 6  
 7  
 8

Truly unique, rarely available home at Victoria Hills Nurses Lodge!! Fall in love with the character & charm of this home from the moment you walk up to the expansive front porch. On main floor you see 9' ceilings, gorgeous brand new brushed oak floors, granite counter tops, white shaker cabinets, Stainless Steel appliances, open den & powder room. 2 bdrms up, each w/ensuite & W/I closet, master w/sunny LARGE view deck. Bright & spacious gem! 2 lvls of living space & sweeping views of garden, park & Fraser River. Enjoy the communal spice garden & a short 10 min walk to the skytrain! Excellent amenities at the "Boiler House" incl gym, theatre, basketball court, lounge area.\*PETS & RENTALS ALLOWED\*

The enclosed information while deemed to be correct, is not guaranteed.  
 If your home is listed with another broker, this is not intended as a solicitation.

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*Really Charming!*

**6 - 12 East Royal Avenue NW**  
**2 Beds + Open den + 3 Bathrooms**



**Katayoon Webb**

604.315.8715  
 RE/MAX Crest Realty (Westside)

homes@KatayoonWebb.com



# Stunning Character

6 - 12 East Royal Avenue  
Your own front entrance



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**Baths:** 3  
**Built:** 2008  
**Size:** 1,187 sqft  
**Mnt Fee:** \$423  
**Taxes:** \$2,029 (2016)

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