



Presented by:
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Active
R2122356
Board: V
Townhouse

6 12 E ROYAL AVENUE
New Westminster
Fraserview NW
V3L 0B7

Residential Attached
\$559,900 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$559,900**
Meas. Type: Frontage (metres): Approx. Year Built: **2008**
Depth / Size (ft.): Bedrooms: **2** Age: **8**
Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RM-4**
Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,029.11**
Approval Req?: **No** Half Baths: **1** For Tax Year: **2016**
Exposure: **Southeast** Maint. Fee: **\$423.36** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **027-435-067**
Mgmt. Co's Name: **BAYWEST** Tour: **Virtual Tour URL**
Mgmt. Co's Phone: **604-591-6060**
View: **Yes: Park Setting and Fraser River**
Complex / Subdiv: **THE NURSES LODGE**
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Underground		Locker: N
Exterior: Wood	Dist. to Public Transit: CLOSE	Dist. to School Bus: CLOSE	
Foundation: Concrete Perimeter	Units in Development: 9	Total Units in Strata: 9	
Rain Screen:	Title to Land: Freehold Strata		
Renovations: Partly	Seller's Interest: Registered Owner		
Water Supply: City/Municipal	Property Disc.: Yes		
Fireplace Fuel:	Fixtures Leased: No		
Fuel/Heating: Baseboard, Electric	Fixtures Rmvd: :		
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Laminate, Tile, Wall/Wall/Mixed		
Type of Roof: Wood			

Maint Fee Inc: **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: **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			

Finished Floor (Main): 592	# of Rooms: 9	# of Kitchens: 1	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 595	Crawl/Bsmt. Height:			1	Above	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats: Y	Dogs: Y	3	Main	2	No	Pool:
Finished Floor (Total): 1,187 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 1,187 sq. ft.				7				
				8				

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

Truly unique, rarely available home in Victoria Hill! 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'll see 9' ceilings, gorgeous brand new brushed oak floors, granite counter tops, white shaker cabinets, SS appliances, open den & powder rm. 2 bdrms up, each w/ensuite & W/I closet, master w/sunny LARGE view deck. 2nd bedroom is larger than most master bdrms and is perfect for two kids to share! 2 lvls of living space & sweeping views of garden, park & Fraser River. Enjoy the communal spice garden & a short walk to the skytrain! Excellent amenities at the "Boiler House" incl. gym, theatre, basketball court, lounge area.*PETS & RENTALS ALLOWED* See this gem today. Open House Sunday Nov 13, 1-3PM