



Presented by:
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Active
R2369092
 Board: V
 Apartment/Condo

905 740 HAMILTON STREET

New Westminster
 Uptown NW
 V3M 5T7

Residential Attached

\$388,800 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$388,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **1974**
 Depth / Size (ft.): Bedrooms: **2** Age: **45**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-4**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,290.29**
 Council Apprv?: **No** Half Baths: **0** For Tax Year: **2018**
 Exposure: **Northeast** Maint. Fee: **\$381.21** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **001-227-149**
 Mgmt. Co's Name: **BAYSIDE PROPERTY SERVICES LTD.** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-432-7774**
 View: **Yes: RIVER AND MOUNTAINS**
 Complex / Subdiv: **STATESMAN**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Glass	Reno. Year:	Dist. to Public Transit: 1	Dist. to School Bus: 1
Foundation: Concrete Perimeter	R.I. Plumbing: No	Units in Development: 88	Total Units in Strata: 88
Rain Screen:	Metered Water:	Title to Land: Freehold Strata	
Renovations:	R.I. Fireplaces:	Property Disc.: Yes	
Water Supply: City/Municipal	# of Fireplaces: 0	Fixtures Leased: No	
Fireplace Fuel:		Fixtures Rmvd: Yes: DINING ROOM LIGHT FIXTURE	
Fuel/Heating: Baseboard, Hot Water		Floor Finish: Hardwood	
Outdoor Area: Balcony(s)			
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Sewer, Snow removal, Water**
 Legal: **STRATA LOT 41, SUB BLOCK 13, PLAN NWS236, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**
 Amenities: **Bike Room, Elevator, Recreation Center, Shared Laundry, Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'9 x 17'7			x			x
Main	Dining Room	8' x 8'3			x			x
Main	Kitchen	7'3 x 8'7			x			x
Main	Bedroom	9'10 x 13'11			x			x
Main	Foyer	6'3 x 8'10			x			x
Main	Bedroom	10'9 x 9'11			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 889	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 889 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Not Allowed, Rentals Not Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 889 sq. ft.	Basement: None			7				
				8				

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

Panoramic River and Mountain views from this immaculate ONE OWNER home! Lovingly cared for and updated corner home at The Statesman offers maple Hardwood floors Throughout, newer appliances and cabinets. Very spacious living room, dining room and Master bedroom easily fitting a king size bedroom set. Large 2nd Bedroom, has gorgeous mountain views. Excellent location walking distance to all amenities, Moody park, Recreation Facilities, & Century House. Heat & H/W incl. in maint. fee. Very well maintained building, sorry No Pets and No Rentals. EASY TO SHOW! Open House Saturday May 18, 12-2pm.