



Presented by:  
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New Westminster, Uptown NW Residential Attached  
**# 102 210 ELEVENTH ST, V3M 4C9** **MLS# V831230** **Active**



List Price:	<b>\$349,900</b>	Previous Price:	
		Original Price:	<b>\$349,900</b>
Subdiv/Complex: <b>DISCOVERY REACH</b>			
Frontage:		Approx Yr Blt:	<b>1998</b>
Depth/Size:		Age at List Date:	<b>12</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>
Exposure:		Bathrooms:	<b>2</b>
Stories in Bldg:		Full Baths:	<b>2</b>
Flood Plain:		Half Baths:	<b>0</b>
Meas. Type:		Tax Incl Utilis:	<b>Yes</b>
Fixtures Lsd:			
Fixt Removed:			
View:			
		PID:	<b>024-090-883</b>
		Type:	<b>Apartment/Condo</b>
		Zoning:	<b>STRATA</b>
		Taxes:	<b>\$1,822 (2009)</b>
		Gst Incl:	
		Apprvl Reqd:	

Style of Home:	<b>Ground Level Unit, Corner Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:		R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Completely</b>	Units in Development:		Total Units in Strata:	
Flooring:	<b>Laminate</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric, Natural Gas</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Fenced Yard, Patio(s)</b>	R/I Fireplaces:			
		Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>RANCHO</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Not Allowed</b>		
Mngmt Ph:	<b>604-684-4508</b>	Maint Fee:	<b>\$306.00</b>		

Maint Charge Incl: **Caretaker, Gardening, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL LMS2687 LT 86 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**  
 Amenities: **In Suite Laundry, Elevator, Exercise Centre, Bike Room**  
 Features Incl: **Air Conditioning, Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Private Yard, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 11'5"						
Main F.	Kitchen	12' X 9'						
Main F.	Dining	12'6" X 10'5"						
Main F.	Master Bedroom	13'5" X 10'5"						
Main F.	Bedroom	11' X 10'						
Main F.	Den	12' X 10'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>6</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>1</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	2 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats: Dogs: <b>2 / Cats: Yes; Dogs: Yes</b>		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) RE/MAX Central**

**Stunning 2 bedroom plus den (huge 12' x 10' den can easily be 3rd bedroom) home in central New Westminster. Close to transit, shopping and Douglas College. Ground floor unit with direct access from street with huge fenced patio, great for pets! Thousands of dollars in renovations, designer paint, laminated floors, newer kitchen with granite counters, newer bathroom, built in air conditioning, security system, built in "murphy bed" in 2nd bedroom, newer light fixtures, too many features to list! Bonus: 2 secured underground parking stalls, front street parking with direct access to unit and storage! Pet friendly, problem free, wheelchair accessible! Must be seen to believe! Gorgeous!**