



Presented by:
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New Westminster, Uptown NW
110 803 QUEENS AV, V3M 1L8

MLS# V925856

Residential Attached
Active



List Price:	\$229,900	Previous Price:	
		Original Price:	\$229,900
Subdiv/Complex: SUNNYDALE MANOR			
Frontage:	0.00	Approx Yr Blt:	1978
Depth/Size:		PID:	001-615-271
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:		Taxes:	\$927 (2011)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:	Full	Reno Year:		Dist to Public Trans:	
Type of Roof:	Torch-On			Units in Development:	
Renovations:	Completely	R/I Fireplaces:		Locker:	
Flooring:	Laminate			Possession:	
Water Supply:	City/Municipal			Title to Land:	Freehold NonStrata
Heat/Fuel:	Hot Water			Seller's Interest:	Registered Owner
No. of Fireplaces:	0			Mortgage Info:	\$0
Fireplace Fuel:				Property Disclosure:	Y
Outdoor Area:	Patio(s)			Bylaw Restrictions:	
Mngmt Co:					
Mngmt Ph:		Maint Fee:			

Maint Charge Incl:

Legal: **PL NWS983 LT 10 LD 36 PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA**

Amenities: **Shared Laundry**

Features Incl:

Site Influences: **Central Location, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'10 X 12'						
Main F.	Kitchen	7'8 X 6'3						
Main F.	Dining	7' X 6'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Storage	5'5 X 4'						

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

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

This stunning home is a show stopper! Completely updated throughout w/high quality laminate flrs, countertops, doors, baseboards, lighting and bathroom. Expand your living space by bringing the outdoors indoors. Living room sliders lead out to the massive 336sf PRIVATE SOUTH FACING PATIO w/VIEW - ideal for summer BBQ's, a garden, perfect for year round entertainment. Worry free rainscreened building repiped, new roof, new boiler, interior/exterior paint, new carpets throughout common areas and lights all recently done. Secure parking, storage & video monitoring through TV. Take a walk along the boardwalk, take a ride on the river! Walking distance to New art centre, Skytrain, bus, Douglas College, shopping&restaraunts! Pet friendly