



Presented by:
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OAKWYN REALTY

Active **703 200 NELSON'S CRESCENT** Residential Attached
 Board: V **\$629,000 (LP)**
 Apartment/Condo New Westminster Sapperton V3L 0H4 (SP)



Sold Date: Frontage (feet): Original Price: **\$629,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **2017**
 Depth / Size (ft.): Bedrooms: **2** Age: **2**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **MF**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$1,890.00**
 Council Apprv?: Half Baths: **0** For Tax Year: **2019**
 Exposure: Maint. Fee: **\$387.00** Tax Inc. Utilities?: **Yes**
 If new, GST/HST inc?: P.I.D.: **030-177-758**
 Mgmt. Co's Name: **AWM** Tour: [Virtual Tour URL](#)
 Mgmt. Co's Phone: **604-685-3227**
 View: **Yes: Northwest**
 Complex / Subdiv: **The Sapperton (The Brewery District)**
 Services Connected: **Community, Electricity, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type:

Style of Home: Corner Unit	Total Parking: 1	Covered Parking: 1	Parking Access:
Construction: Concrete	Parking: Garage; Underground		Locker: Y
Exterior: Concrete, Metal	Dist. to Public Transit: 1/2 BLK	Locker: Y	Dist. to School Bus:
Foundation: Concrete Slab	Units in Development: 116	Dist. to School Bus:	Total Units in Strata: 116
Rain Screen: Full	Title to Land: Freehold Strata	Property Disc.: Yes	
Renovations:	Metered Water:	Fixtures Leased: :	
Water Supply: City/Municipal	R.I. Fireplaces: 0	Fixtures Rmvd: :	
Fireplace Fuel:	# of Fireplaces: 0	Floor Finish: Laminate, Tile	
Fuel/Heating: Baseboard, Electric			
Outdoor Area: Balcony(s)			
Type of Roof: Other			

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Snow removal, Water**
 Legal: **EPS4191 SL47 SUBURBAN BLOCK 2 GROUP 1 NEW WESTMINSTER DISTRICT TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
 Amenities: **Club House, Exercise Centre, Playground, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Inground**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 11'1			x			x
Main	Master Bedroom	10'6 x 9'11			x			x
Main	Bedroom	10'1 x 9'0			x			x
Main	Kitchen	11'7 x 7'0			x			x
Main	Dining Room	9'5 x 7'3			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 776	# of Rooms: 5	# of Kitchens: 1	# of Levels: 15	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Craw/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 776 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Grand Total: 776 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Less than 3 years old, bright and spacious corner 2 bedroom, 2 bathroom unit in The Brewery District of New Westminster. Features include: 5 burner gas stove, AEG hood fan, quartz counter, Kohler faucets, SS appliances, & laminate flooring throughout. This concrete building by Wesgroup is located 2 blocks away from the Sapperton Skytrain Station, the Royal Columbia Hospital, Translink and Police Office. Restaurants, Save on Foods, Lab, Coffee shops, Banks are steps away. Clubhouse Amenities: Party room, gym, squash court, yoga, sauna/steam room. Includes 1 parking stall and storage locker.