

R2485727
Apartment/Condo

1907 258 NELSON'S COURT
New Westminster
Sapperton
V3L 0J9

Residential Attached
\$869,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2020**
 Bedrooms: **3** Age: **0**
 Lot Area: Bathrooms: **2** Zoning: **STRATA**
 Flood: Full Baths: **2** Gross Taxes: **\$2,045.57**
 Plain: Half Baths: **0** For Tax Year: **2020**
 Rear Yard: Maint. Fee: **\$590.21** P.I.D.: **031-098-461**
 Exp: View: **Yes: River and City**
 Complex / Subdiv:
 Services Connected: **Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water**

Style of Home: Corner Unit	Total Parking: 2 Covered Parking: 2 Parking Access: Side
Construction: Concrete	Parking: Garage Underbuilding
Exterior: Concrete,Glass	Locker: Yes
Foundation: Concrete Perimeter	Dist. to Transit: Dist to School Bus:
Rain Screen:	Title to Land: Freehold Strata
Renovations:	Property Disc.: Yes
# of Fireplaces: 0	PAD Rental:
Fireplace Fuel:	Fixtures Leased:
Water Supply: City/Municipal	Fixtures Rmvd:
Fuel/Heating: Baseboard	Floor Finish: Hardwood
Outdoor Area: Balcony(s)	
Type of Roof: Torch-On	

Maint Fee Inc: **Caretaker,Gardening,Recreation Facility,Snow removal,Geothermal**
 Legal: **STRATA LOT 194, SUB BLOCK 2, PLAN EPS5396, NEW WESTMINSTER LAND DISTRICT, TOGETH**
 Amenities: **Elevator,Exercise Centre,Garden,In Suite Laundry**
 Site Influences: **Central Location,Cul-de-Sac,Recreation Nearby,Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 10'8			x			x
Main	Foyer	7'1 x 5'3			x			x
Main	Kitchen	9' x 8'			x			x
Main	Dining Room	9' x 8'1			x			x
Main	Master Bedroom	11' x 10'3			x			x
Main	Bedroom	9'6 x 8'7			x			x
Main	Bedroom	9'8 x 8'7			x			x
Main	Walk-In Closet	5'2 x 5'			x			x
		x			x			
		x			x			

Finished Floor (Main): 1,045	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	Yes
Finished Floor (Below): 0	# of Levels: 1	2	Main	4	No
Finished Floor (Basement): 0	Suite:	3			
Finished Floor (Total): 1,045 sq. ft.	Crawl/Bsmt. Height:	4			
Unfinished Floor: 0	Beds in Bsmt.: 0 Beds not in Bsmt.: 3	5			
Grand Total: 1,045 sq. ft.	Basement: None	6			
		7			
		8			

Listing Broker(s): **LeHomes Realty, Sutton Group - 1st West Realty**

Welcome to The Columbia in beautiful Brewery District. Simply the best - rarely available higher floor unit with 2 side by side parkings! This 3 bedrooms, 2 bathrooms corner unit home offers bright, spacious, and functional layout open concept design and a fantastic unobstructed river and mountain view. Just steps to Sapperton skytrain, shopping, and access to Highway #1. Amenities include weight room, squash court, dance studio, gym facilities, yoga centre, indoor lounge, steam room and bike rooms, etc. 2 side by side parking and 1 storage included. Open House Saturday Aug 29 (2-4pm).