

**R2505657**  
Apartment/Condo

**405 410 AGNES STREET**  
New Westminster  
Downtown NW  
V3L 1G1

Residential Attached  
**\$369,000 (LP)**



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **1975**  
 Bedrooms: **1** Age: **45**  
 Lot Area: Bathrooms: **1** Zoning: **RM-6A**  
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,455.36**  
 Rear Yard: Half Baths: **0** For Tax Year: **2020**  
 Exp: Maint. Fee: **\$326.65** P.I.D.: **001-319-281**

Mgmt. Co's Name: **CROSSROADS MANAGEMENT LTD**  
 Mgmt. Co's Phone: **778-578-4445**  
 View: **Yes: CITY & PEEK-A-BOO RIVER**  
 Complex / Subdiv: **MARSEILLE PLAZA**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Penthouse, Upper Unit**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Wood**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel:  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Baseboard, Hot Water**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Rooftop Deck, Sundeck(s)**  
 Type of Roof: **Other**

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Locker: **No**  
 Dist. to Transit: Dist to School Bus:  
 Units in Development: **36** Total Units in Strata: **36**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Hardwood**

Maint Fee Inc: **Garbage Pickup, Gardening, Heat, Hot Water, Management**  
 Legal: **STRATA LOT 35, BLOCK B, PLAN NWS368, GROUP 1, NEW WESTMINSTER LAND DISTRICT, VIC**  
 Amenities: **In Suite Laundry, Shared Laundry**  
 Site Influences: **Central Location**  
 Features: **Dishwasher, Microwave, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15'7 x 13'1			x			x
Main	Dining Room	8'10 x 7'11			x			x
Main	Kitchen	6'5 x 7'8			x			x
Main	Master Bedroom	10'8 x 14'10			x			x
Main	Foyer	10'1 x 3'5			x			x
					x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	<b>714</b>	# of Rooms: <b>5</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	<b>0</b>	Crawl/Bsmt. Height:			1	Main	4	No
Finished Floor (Below):	<b>0</b>	Restricted Age:			2			
Finished Floor (Basement):	<b>0</b>	# of Pets: <b>2</b>	Cats: <b>Yes</b>	Dogs: <b>Yes</b>	3			
Finished Floor (Total):	<b>714 sq. ft.</b>	# or % of Rentals Allowed:			4			
Unfinished Floor:	<b>0</b>	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5			
Grand Total:	<b>714 sq. ft.</b>	Basement: <b>None</b>			6			
					7			
					8			

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

Look no further than this SPACIOUS 1 bedroom condo that features a MASSIVE 314 SqFt ROOFTOP PATIO, perfect for ENTERTAINING or GARDENING! This home features all new HARDWOOD FLOORING, a BRAND NEW stove & hood-fan, recently purchased S/S fridge & dishwasher, all NEW PAINT & BASEBOARDS, updated LIGHT FIXTURES, as well as an UPDATED BATHROOM vanity. Enjoy a CAR-FREE LIFESTYLE! Your new home is a 3-MIN WALK to COLUMBIA SKYTRAIN Station, a 5min WALK to WESTMINSTER PIER PARK, a 7min WALK to DOUGLAS COLLEGE, and a 13min WALK to SAFEWAY, LANDMARK CINEMAS, and all the great RESTAURANTS/BARS & COFFEE SHOPS in the area. Save money -- HEAT is INCLUDED in your monthly strata fee. Comes with IN-SUITE LAUNDRY & 1 PARKING. Open House Sun Oct 25th

