

R2624728
Apartment/Condo

406 415 E COLUMBIA STREET
New Westminster
Sapperton
V3L 0B4

Residential Attached
\$529,900 (LP)



Depth/Size (ft.): Frontage (ft.): Approx. Yr Built: **2007**
 Bedrooms: **2** Age: **14**
 Lot Area Bathrooms: **2** Zoning: **C-CD-3**
 Flood Full Baths: **2** Gross Taxes: **\$2,186.13**
 Plain: Half Baths: **0** For Tax Year: **2020**
 Rear Yard Maint. Fee: **\$500.72** P.I.D.: **027-286-797**
 Exp:
 Mgmt. Co's Name: **REMAX Dwell Prop Mgmt**
 Mgmt. Co's Phone: **604-821-2999**
 View: **No**
 Complex / Subdiv: **San Marino**
 Services Connected: **Electricity**

Style of Home: **Inside Unit**
 Construction: **Other**
 Exterior: **Stone**
 Foundation:
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Electric**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard,Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Transit: Dist to School Bus:
 Units in Development: **108** Total Units in Strata: **108**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate,Mixed**

Maint Fee Inc: **Caretaker,Garbage Pickup,Gardening,Hot Water,Management**
 Legal: **STRATA LOT 45, SUB BLOCK 3, PLAN BCS2590, GROUP 1, NEW WESTMINSTER LAND DISTRICT**
 Amenities: **Elevator,In Suite Laundry,Storage,Wheelchair Access**
 Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'2 x 9'8			x			x
Main	Dining Room	10'6 x 10'6			x			x
Main	Kitchen	9' x 7'10			x			x
Main	Master Bedroom	17'5 x 10'7			x			x
Main	Bedroom	12'9 x 10'4			x			x
Main	Walk-In Closet	10'8 x 4'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	897	# of Rooms: 6 # of Kitchens: 1 # of Levels: 1	Bath	Floor	# of Pieces	Ensuite?
Finished Floor (Above):	0	Crawl/Bsmt. Height:	1	Main	4	No
Finished Floor (Below):	0	Restricted Age:	2	Main	4	Yes
Finished Floor (Basement):	0	# of Pets: 2 Cats: Yes Dogs: Yes	3			
Finished Floor (Total):	897 sq. ft.	# or % of Rentals Allowed:	4			
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed,Rentals Allwd w/Restrctns	5			
Grand Total:	897 sq. ft.	Basement: None	6			
			7			
			8			

Listing Broker(s): **RE/MAX All Points Realty**

San Marino. Heart of Sapperton, everything is within walking distance shops, pub, restaurants RCH and parks and Skytrain too! Large 2 bedroom, 2 bathroom suite facing west over the courtyard. Electric Fireplace, fair sized patio and insuite laundry included. Bedrooms are separated by the Livingroom so ideal for family! Strata Plan says 893 Square Feet but measured at 935 Sq Ft. Pets allowed with no size restrictions! One parking and one storage locker. Sat Oct 23 2-4 pm and Sunday Oct 24 2-4 pm. please call for appointment times Please wear masks

The enclosed information, while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC* indicates *Personal Real Estate

Corporation.