



Presented by:
Debbie Matsuura, ABR® SRES®
 sutton-centre realty
 Phone: 604-435-9477 Cell: 604-970-4477
 Email: info@debbiematsuura.com
 Website: www.debbiematsuura.com



New Westminster, Fraserview NW Residential Attached
303 25 RICHMOND ST, V3L 5P9 MLS# V927100 Active



List Price:	\$ 309,900	Previous Price:	\$ 320,900
		Original Price:	\$ 320,900
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	016-278-151
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	21
Stories in Bldg:		Bedrooms:	2
Flood Plain:		Bathrooms:	2
Meas. Type:	Feet	Full Baths:	2
Fixtures Lsd:		Half Baths:	0
Fixt Removed:		Taxes:	\$1,699 (2011)
View:		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	58	Total Units in Strata:	58
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	BAYSIDE	Property Disclosure:	N - OWNER HAS NEVER LIVED IN		
Mngmt Ph:	604-432-7774	Bylaw Restrictions:	Age Restrictions, Pets Allowed w/Rest., Rentals Not Allowed / Age: 19+		
	Maint Fee: \$328.00				

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Hot Water, Management

Legal: PL NWS3298 LT 35 DL 115 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
 Amenities: None
 Features Incl:

Site Influences: Adult Oriented

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6 X 14'						
Main F.	Kitchen	13' X 9'						
Main F.	Dining	12' X 9'6						
Main F.	Master Bedroom	15' X 12'						
Main F.	Bedroom	13' X 9'10						
Main F.	Utility	7'2 X 5'6						

Floor Area (SqFt):	Total # Rooms:	6	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:	19+	5
	# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) Sutton Centre Realty, (2) Sutton Centre Realty

Great value in this spacious quiet 2 bedroom, 2 bathroom garden unit. Immaculate condition. Living room has a cozy gas fireplace, crown mouldings and French doors opening patio area. Very spacious open kitchen with cabinets galore and eating area separated from formal dining. The good size master bedroom has 2 closets and a large ensuite with soaker tub and separate shower stall. Lots of storage space plus additional storage locker, too. great building, new roof, steps to transit, shops & skytrain station. Age restricted 19+, pets ok with restrictions.