

Active
R2845299
 Board: V, Attached
 Apartment/Condo

616 1310 CARIBOO STREET

New Westminster
 Uptown NW
 V3M 1X2

\$549,800 (LP)
 (SP)



DOM: **0** List Date: **1/30/2024** Expiry Date: **7/31/2024**
 Prev. **\$0** Original Price: **\$549,800** Sold Date:
 Meas. Type: **Feet** If new,GST/HST inc?: **No** Approx. Year Built: **1992**
 Frontage (feet): **2** Bedrooms: **2** Age: **32**
 Frontage (metres): **2** Bathrooms: **2** Zoning: **RM-2**
 Depth/Size: **2** Full Baths: **2** Gross Taxes: **\$1,981.79**
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**
 Flood Plain: **No** P.I.D.: **017-905-788** Tax Inc. Utilities?: **Yes**
 View: **No** Tour:
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Electricity, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Ground Level Unit**
 Construction: **Frame - Wood**
 Exterior: **Glass, Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations:
 #of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt, Tar & Gravel**
 Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Seller's Interest: **Registered Owner** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Rain Screen:
 Metered Water:
 R.I. Plumbing: **No** Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 36, SUB BLOCK 7, PLAN LMS517, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE** Municipal Charges
 Amenities: **Elevator, In Suite Laundry, Storage** Garbage:
 Water:
 Dyking:
 Sewer:
 Other:
 Site Influences: **Central Location**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **955** Units in Development:
 Finished Floor (Above): **0** Exposure:
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name:
 Finished Floor (Below): **0** Maint Fee: **\$411.00** Tot Units in Strata:
 Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Gardening, Management, Snow removal** Storeys in Building:
 Finished Floor (Total): **955sq. ft.** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** Mgmt. Co's #:
 Unfinished Floor: **0** Restricted Age: # of Pets: **2** Council/Park Apprv:
 Grand Total: **955sq. ft.** # or % of Rentals Allowed: Cats: **Yes** Dogs: **Yes**
 Suite:
 Basement: **None** Short Term(<1yr)Rnt/Lse Alwd?:
 Crawl/Bsmt. Ht: # of Levels: **1** Short Term Lse-Details:
 # of Kitchens: **1** # of Rooms: **8**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Foyer	5'1 x 10'4			x	1	Main	4	No
Main	Kitchen	8'3 x 10'11			x	2	Main	3	Yes
Main	Dining Room	10'11 x 8'7			x	3			
Main	Living Room	10'11 x 11'10			x	4			
Main	Primary Bedroom	20'5 x 9'5			x	5			
Main	Bedroom	7'10 x 12'7			x	6			
Main	Laundry	7' x 5'7			x	7			
Main	Patio	8'2 x 7'6			x	8			

List Broker 1: **Sutton Group-West Coast Realty - Office: 604-257-8888** List Broker 3:
 List Desig Agt 1: **Jason Avon PREC* - Phone: 778-968-4310** **jasonavon01@gmail.com**
 List Broker 2:
 List Desig Agt 2: **3**
 Buyer's Broker 1:
 Buyer's Agent 1: **2** 3:
 Owner: **DRAGON BRKAN AND JASNA BRKAN**
 Commission: **3.25% FIRST 100K & 1.16% ON THE BALANCE**
 Appointments: **Touchbase**
 Call: **Jason Avon**
 Phone: **778-968-4310**
 Occupancy: **Tenant**

Realtor **Measurements by 3D Vision Services. Showings only on Thursday-Saturday 12-7. Tenant month to month.**
 Remarks:

Great investment opportunity or perfect for the 1st time buyer. 2 bedroom, 2 bathroom unit in Uptown New Westminster currently rented to good tenants. Insuite laundry, storage locker and 1 parking stall. Centrally located. Day care operated within the building, close to all amenities. Resident caretaker lives in the building.