



Presented by:
Jordan Macnab PREC*

Keller Williams Elite Realty
Phone: 604-551-5695
http://www.themacnabs.com
jordan@theMACNABS.com



Active
R2759525
Board: V
Apartment/Condo

701 71 JAMIESON COURT

New Westminster
Fraserview NW
V3L 5R4

Residential Attached
\$749,000 (LP)
(SP)



#701 71 Jamieson

Sold Date:	Frontage (feet):	Original Price: \$749,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1992
Depth / Size (ft.):	Bedrooms: 3	Age: 31
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: RM-4
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,703.06
Council Apprv?:	Half Baths: 0	For Tax Year: 2022
Exposure: Northwest	Maint. Fee: \$653.20	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 017-653-495
Mgmt. Co's Name: First Service		Tour:
Mgmt. Co's Phone:		
View: Yes: North Shore mountains		
Complex / Subdiv: Palace Quay		
Services Connected: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Front
Construction: Concrete	Parking: Add. Parking Avail., Garage; Underground, Visitor Parking		
Exterior: Concrete			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: Close	Dist. to School Bus: Close
Rain Screen:	R.I. Plumbing:	Units in Development: 220	Total Units in Strata: 220
Renovations: Partly		Title to Land: Freehold Strata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: :	
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Wall/Wall/Mixed	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 146, PLAN LMS35, DISTRICT LOT 115, GROUP 1, NEW WESTMINSTER LAND DISTRICT, PENITENTIARY RESERVE; TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Swirlpool/Hot Tub**

Site Influences: **Cul-de-Sac**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	11'3 x 7'8			x			x
Main	Dining Room	13'8 x 11'9			x			x
Main	Living Room	18'2 x 14'11			x			x
Main	Kitchen	13'5 x 11'10			x			x
Main	Bedroom	12'7 x 10'9			x			x
Main	Bedroom	12'0 x 10'10			x			x
Main	Primary	21'4 x 14'2			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,372	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Yes	Dogs: Yes	3				Pool:
Finished Floor (Total): 1,372 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,372 sq. ft.	Basement: None			7				
				8				

Listing Broker(s): **Keller Williams Elite Realty**

Top 5 reasons why this condo will move quick. #1. BOSA BUILT - The Palace Quay is a solid concrete complex with amazing indoor pool, hot tub & gym. Really well managed with tons of recent upgrades. #2. LOCATION - Very central New West area close to skytrain & Brewery District. Easy access in any direction. #3. LAY-OUT - This rare 3 bedroom corner unit has great flow with an open concept kitchen/living/dining. Over 1300 sq/ft. 3rd bedroom makes a great home office. Includes 2 full bathrooms. #4. FEATURES - 2 good size patios with water/mountain views. Gas fireplace (gas included in strata fee), in-suite laundry, parking stall, storage locker, & renovated kitchen. #5. PRICE - All this for under \$750K is unheard of. Don't Miss the Open Houses Sat/Sun March 18/19 2:00-4:00pm.