



DOM: **7** List Date: **2/20/2024** Expiry Date: **6/14/2024**
 Prev. Price: **\$0** Original Price: **\$1,299,000** Sold Date: **2/27/2024**

Meas. Type: **Feet** If new, GST/HST inc?: **Approx. Year Built: 2015**
 Frontage (feet): **Bedrooms: 2** Age: **9**
 Frontage (metres): **Bathrooms: 3** Zoning: **RM-4**
 Depth/Size: **Full Baths: 2** Gross Taxes: **\$3,553.72**
 Sq. Footage: **0.00** Half Baths: **1** For Tax Year: **2023**
 Flood Plain: **P.I.D.: 029-671-230** Tax Inc. Utilities?:
 View: **: park, city, mountain** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 First Nation Reserve:
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water**
 Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey, End Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Lane**
 Construction: **Frame - Wood** Parking: **Garage; Underground**
 Exterior: **Concrete, Metal, Wood** Dist. to Public Transit: **Dist. to School Bus:**
 Foundation: **Concrete Perimeter** Title to Land: **Freehold Strata** Land Lease Expiry Year:
 Renovations: **Reno. Year:** Property Disc.: **Yes:**
 # of Fireplaces: **R.I. Fireplaces:** Rain Screen: **Fixtures Leased: No :**
 Fireplace Fuel: **Metered Water:** Fixtures Rmvd: **No :**
 Fuel/Heating: **Baseboard** R.I. Plumbing: **Floor Finish:**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Legal: **STRATA LOT 9, PLAN EPS3128, DISTRICT LOT 200A, GROUP 1, 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 APPROPRIAT** Municipal Charges
 Amenities: **Bike Room, In Suite Laundry, Storage** Garbage:
 Site Influences: Water:
 Features: Dyking:
 Sewer:
 Other:

Finished Floor (Main): **509** Units in Development: **9** Tot Units in Strata: **9** Locker: **Yes**
 Finished Floor (Above): **504** Exposure: **Stores in Building:**
 Finished Floor (AbvMain2): **0** Mgmt. Co's Name: **City Base Management Ltd.** Mgmt. Co's #: **604-708-8998**
 Finished Floor (Below): **42** Maint Fee: **\$489.44** Council/Park Apprv:
 Finished Floor (Basement): **0** Maint Fee Includes: **Garbage Pickup, Gardening, Management, Sewer, Snow removal, Water**
 Finished Floor (Total): **1,055sq. ft.** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed** # of Pets: **Cats: Yes Dogs: Yes**
 Unfinished Floor: **0** Restricted Age:
 Grand Total: **1,055sq. ft.** # or % of Rentals Allowed:
 Suite: **Basement: None** Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Craw/BSmt. Ht: **# of Levels: 2** Short Term Lse-Details:
 # of Kitchens: **1** # of Rooms: **5**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Kitchen	12'9 x 11'0			x	1	Main	2	No
Main	Dining Room	12'2 x 8'8			x	2	Above	3	Yes
Main	Living Room	15'9 x 12'2			x	3	Above	3	No
Above	Primary Bedroom	11'3 x 10'10			x	4			
Above	Bedroom	12'9 x 10'4			x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Macdonald Realty - Office: 604-263-1911** List Broker 3: **jacqueline@macrealty.com**
 List Desig Agt 1: **Jacqueline Robinson - Phone: 778-997-6975** Appointments: **Phone L.R. First**
 List Broker 2: **3** Call: **778-997-6975**
 List Desig Agt 2: **3** Phone: **778-997-6975**
 Buyer's Broker 1: **Keller Williams Elite Realty - Office: 604-468-0010**
 Buyer's Agent 1: **Jordan Macnab PREC*** 2: **3:**
 Owner: ****Privacy Protected****
 Commission: **3.5% ON THE FIRST \$100,000 AND 1.16% ON THE REMAINDER** Occupancy: **Owner**

Realtor **Measurements done by Reangle, Buyer to verify if deemed important. Open houses Thursday Feb 22 4-6pm, Sat Feb 24 2-4, Sun Feb 25 1-2:30.**
 Remarks: **IDRPO Offers Tues Feb 27th @ 1pm**

This gorgeous impeccably kept 2 bed, 2.5 bath end unit Townhome boasts fully upgraded highend finishes. Living area has open concept living that is spacious & airy. Tons of natural light for warm & comfortable living! Take in the stunning mountain views from your private roof top deck. Premium features inc. engineered hardwood throughout, high end appliances, wine fridge, quartz counters, heated floors in 2 baths soaker tub, walk-in closet & more. Huge storage room for your unit, & a bike room. Access to secure parking is ideal & street parking available. 9 On the Park is facing Dude Chilling park & just 2 blks from Main Street. Unsurpassed location, walk/bike to countless favourite Restaurants, Breweries, Shopping, Community Centre, & Amenities. All that Main Street has to offer!