



Presented by:
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Active Residential Attached
R3123741 **\$438,000** (LP)
 Board: V (SP)
 Apartment/Condo **102 74 MINER STREET**
 New Westminster
 Fraserview NW
 V3L 5N6



Sold Date: Frontage (feet): Original Price: **\$438,000**
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1988**
 Depth / Size (ft.): Bedrooms: **1** Age: **38**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **RM-1A**
 Flood Plain: Full Baths: **1** Gross Taxes: **\$1,828.51**
 Council Apprv?: Half Baths: **0** For Tax Year: **2025**
 Exposure: Maint. Fee: **\$408.11** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **011-405-708**
 Tour:
 Mgmt. Co's Name: **Associa BC Inc**
 Mgmt. Co's Phone: **604-591-6060**
 View: **:**
 Complex / Subdiv: **Fraserview Park**
 Services Connected: **Electricity, Natural Gas, Water**
 Sewer Type: **City/Municipal**

Style of Home: Ground Level Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Side	Locker: Y
Construction: Frame - Wood	Parking: Garage; Underground	Dist. to School Bus:
Exterior: Wood		Total Units in Strata: 82
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:
Rain Screen:	R.I. Plumbing:	Units in Development:
Renovations:		Title to Land: Freehold Strata
Water Supply: City/Municipal	Metered Water:	Property Disc.: Yes
Fireplace Fuel: Gas - Natural	R.I. Fireplaces:	Fixtures Leased: No
Fuel/Heating: Electric, Natural Gas	# of Fireplaces: 1	Fixtures Rmvd: No
Outdoor Area: Patio(s)		Floor Finish: Laminate, Tile, Carpet
Type of Roof: Asphalt		

Maint Fee Inc: **Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility**
 Legal: **STRATA LOT 50, PLAN NWS2788, 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 SHOWN ON FORM 1 OR V,**
 Amenities: **Elevator, Exercise Centre, Guest Suite, In Suite Laundry, Recreation Center, Storage**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'7 x 11'6			x			x
Main	Dining Room	11'7 x 6'6			x			x
Main	Kitchen	9'11 x 8'10			x			x
Main	Primary	11'10 x 11'3			x			x
Main	Den	7'11 x 6'5			x			x
Main	Laundry	4' x 2'5			x			x
Main	Foyer	7'11 x 4'8			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 691	# of Rooms: 7 # of Kitchens: 1 # of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings:
Finished Floor (Above): 0	Crawl/Bsmt. Height:	1				Barn:
Finished Floor (Below): 0	Restricted Age:	2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2 Cats: Yes Dogs: Yes	3				Pool:
Finished Floor (Total): 691 sq. ft.	# or % of Rentals Allowed:	4				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allwd w/Restrctns	5				Grg Dr Ht:
Unfinished Floor: 0	Basement: None	6				
Grand Total: 691 sq. ft.		7				
		8				

Listing Broker(s): **Oakwyn Realty Northwest**

A Hidden Gem – Bright & Spacious 691 sqft, 1 bdrm & den garden-level home, features open-concept living/dining/kitchen layout, a versatile den ideal for a home office or adding optimized storage solutions, gas F/P, kitchen counter seating, laminate flooring, fresh paint. The W-facing sunny covered patio seamlessly adapts indoor-outdoor living, perfect for morning coffee, evening reading & summer BBQs. In suite laundry, parking + storage locker. Complex amenities including a gym, social lounge, guest suite & workshop. Nestled in the well-established Fraserview Park community, tucked away on a quiet cul-de-sac surrounded by lush landscaping & mature greenery. Minutes from schools, transit, RCH, shopping, recreation, new aquatic centre, Queen's Park & Glenbrook Ravine Trail. ~ Welcome Home ~