



Presented by:  
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**stilhavn**  
 REAL ESTATE SERVICES

**Active**  
**R2778358**

Board: V  
 Apartment/Condo

# 1507 71 JAMIESON COURT

New Westminster  
 Fraserview NW  
 V3L 5R4

Residential Attached

**\$649,000** (LP)   
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$649,000</b>
Meas. Type:	Bedrooms: <b>2</b>	Approx. Year Built: <b>1992</b>
Frontage(feet):	Bathrooms: <b>2</b>	Age: <b>31</b>
Frontage(metres):	Full Baths: <b>2</b>	Zoning: <b>RM-4</b>
Depth / Size (ft.):	Half Baths: <b>0</b>	Gross Taxes: <b>\$2,327.30</b>
Sq. Footage: <b>0.00</b>		For Tax Year: <b>2022</b>
Flood Plain:	P.I.D.: <b>017-654-114</b>	Tax Inc. Utilities?:
View: <b>Yes : FRASER RIVER</b>		Tour:
Complex / Subdiv: <b>PALACE QUAY</b>		
First Nation:		
Services Connctd: <b>Electricity, Natural Gas, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **Upper Unit**  
 Construction: **Concrete**  
 Exterior: **Concrete**  
 Foundation: **Concrete Perimeter**

Renovations: **Partly**  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Gas - Natural**  
 Fuel/Heating: **Baseboard, Electric, Natural Gas**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Other**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:  
 Parking: **Garage; Underground**  
 Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
 Title to Land: **Freehold Strata**  
 Property Disc.: **Yes**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **No**  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **STRATA LOT 208, 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 SHOWN ON FORM 1**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub**

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

Finished Floor (Main): <b>1,164</b>	Units in Development: <b>220</b>	Tot Units in Strata: <b>220</b>	Locker: <b>Yes</b>
Finished Floor (Above): <b>0</b>	Exposure: <b>Southwest, West</b>	Storeys in Building: <b>18</b>	
Finished Floor (AbvMain2): <b>0</b>	Mgmt. Co's Name: <b>FIRSTSERVICE</b>	Mgmt. Co's #: <b>604-683-8900</b>	
Finished Floor (Below): <b>0</b>	Maint Fee: <b>\$545.02</b>	Council/Park Apprv?:	
Finished Floor (Basement): <b>0</b>	Maint Fee Includes: <b>Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility</b>		
Finished Floor (Total): <b>1,164 sq. ft.</b>			
Unfinished Floor: <b>0</b>			
Grand Total: <b>1,164 sq. ft.</b>	Bylaws Restrictions: <b>Pets Allowed w/Rest., Rentals Allowed</b>		

Suite:	Restricted Age:	# of Pets: <b>2</b>	Cats: <b>Yes</b> Dogs: <b>Yes</b>
Basement: <b>None</b>	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term (<1yr)Rnt/Lse Alwd?: <b>No</b>		
# of Kitchens: <b>1</b>	Short Term Lse-Details:		
# of Levels: <b>1</b>			
# of Rooms: <b>6</b>			

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	17'11 x 14'10			x	1	Main	4	Yes
Main	Dining Room	10'8 x 10'4			x	2	Main	3	No
Main	Kitchen	9'2 x 8'8			x	3			
Main	Primary Bedroom	13'6 x 12'0			x	4			
Main	Bedroom	12'3 x 10'10			x	5			
Main	Foyer	8'9 x 4'2			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Stilhavn Real Estate Services**

**Stilhavn Real Estate Services**

**Fantastic 1164 sqft, 2 bed, 2 bath suite at Palace Quay with lovely views of the Fraser River. This home is sure to impress with its excellent floorplan, large living spaces with plenty of room for all of your furniture, cozy gas fireplace, updated open kitchen, good size primary bedroom w/ double closets & ensuite, freshly painted walls, new carpets & laminate floors. You will love having your evening glass of wine on the big, sunny balcony, perfect for BBQing. All this in a solid concrete, Bosa built, proactive strata w/ lots of upgrades: elevator, roof & plumbing, plus great amenities: indoor pool, spa, gym & games room. Super location close to skytrain, shopping, restaurants & parks. Includes one parking & storage locker. Opens: Thur, May 18, 5-6; Sat, May 20, 12-2; Sun, May 21, 12-2**