

John Freire

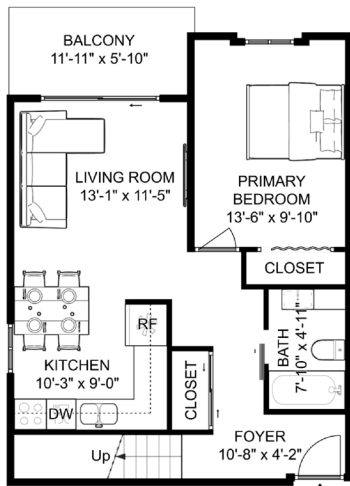
RE/MAX Heights Realty
604-880-8114
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206 - 1202 London Street New Westminster

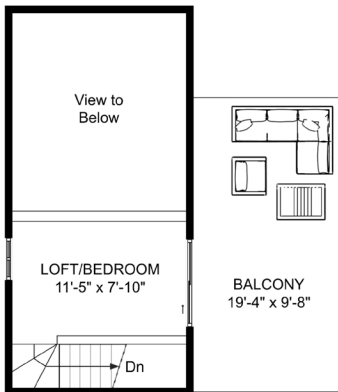
INTERIOR LIVING SPACE (sq.ft.)
Upper Floor 153
Main Floor 623
Total Area 776

AUXILIARY
Balcony Total 256
Combined Total 1,032

MAIN FLOOR
623 sq. ft. | Ceiling Height: 8'-0" to 16'-1"



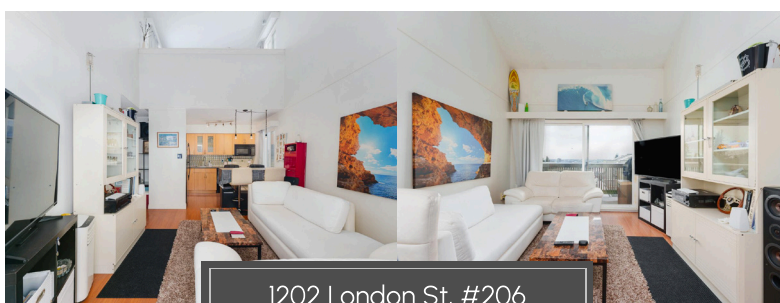
UPPER FLOOR
153 sq. ft. | Ceiling Height: 8'-0"



2 bed 1 bath 1 locker 1 parking



VIRTUALIZED
STUDIO



1202 London St, #206
New Westminster, BC V3M 5Z7



\$558,000
2 Beds | 1 Bath

INCREDIBLE PACKAGE FOR THE PRICE! Here is an Amazing opportunity for the Savvy buyer. Nothing to do but move in. Beautifully kept and nicely updated 1 bedroom + Loft. Loft being used as 2nd Bedroom (no closet), with Outstanding views from your balcony and your own private Roof Top Deck! This extremely rare, South east facing 776 sq ft suite has a bright open floor plan with high vaulted ceilings. The 256 sq ft of outdoor entertaining spaces are exceptional, especially the roof top deck which is such a rarity. BBQ's allowed on the balcony! excellent location close to transportation, shopping, recreation, schools, and restaurants. Don't miss out on this one!

RE/MAX

The floor plan is not suitable for architectural/construction and is covered under E&O. All right reserved for Virtualized Studio. User shall not publish and distribute such material and/or incorporate it in other works in any form.



John Freire
Re/Max Heights Realty
(604) 880-8114
Johnfreire@remax.net

RE/MAX
HEIGHTS REALTY

Active **206 1202 LONDON STREET** **\$558,000 (LP)**

R2964362
Board: V, Attached
Apartment/Condo

New Westminster
West End NW
V3M 2Z6

(SP)
(M)



Days on Market: **0** List Date: **2/6/2025** Seller's Acceptance Date:
Orig. Price: **\$558,000** Expiry Date: **8/31/2025** Subject Removal Date:
Prev. Price: **\$0** Completion Date:
Meas. Type: If new,GST/HST inc?: Approx. Year Built: **1984**
Frontage (feet): Bedrooms: **2** Age: **41**
Frontage (metres): Bathrooms: **1** Zoning: **C-2A**
Depth/Size: Full Baths: **1** Gross Taxes: **\$1,778.44**
Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2024**
Flood Plain: F.I.D.: **001-405-608** Tax Inc. Utilities?: **No**
View: **Yes - CITY SCAPES & MOUNTAINS** Tour: [Virtual Tour URL](#)
Complex / Subdiv: **London Place**
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey, End Unit**
Construction: **Frame - Wood** Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
Exterior: **Mixed** Parking: **Garage Underbuilding**
Foundation: **Concrete Perimeter** Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Renovations: **Partly** Reno. Year: **2017** Property Disc.: **Yes** Seller's Interest: **Registered Owner**
of Fireplaces: **R.I.** Fireplaces: Rain Screen: **No** Fixtures Leased: **:**
Fireplace Fuel: Metered Water: **:**
Fuel/Heating: **Baseboard, Electric** R.I. Plumbing: Fixtures Rmvd: **:**
Outdoor Area: **Patio(s), Rooftop Deck**
Type of Roof: **Torch-On** Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 41, SUB BLOCK 12, PLAN NWS2242, 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** Municipal Charges:
Garbage:
Water:
Dyking:
Sewer:
Other:

Amenities: **Elevator, Shared Laundry, Storage, Workshop Attached**

Site Influences: **Central Location, Shopping Nearby**
Features: **Dishwasher, Refrigerator, Stove, Windows - Thermo**

Finished Floor (Main): **623** Units in Development: **81** Tot Units in Strata: **81** Locker: **Yes**
Finished Floor (Above): **153** Exposure: Stores in Building: **3**
Finished Floor (Abv/Main2): **0** Mgmt. Co's Name: **ASSOCIA BC** Mgmt. Co's #: **604-591-6060**
Finished Floor (Below): **0** Maint Fee: **\$495.46** Council/Park Approv: **No**
Finished Floor (Basement): **0** Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management, Snow removal**

Finished Floor (Total): **776sq. ft.** Bylaw Restrictions: **Pets Allowed w/ Rest., Rentals Allowed** # of Pets: Cats: Dogs:
Unfinished Floor: **0** Restricted Age: # of % of Rentals Allowed:
Grand Total: **776sq. ft.** Short Term(<1yr)/Rnt/Le Alwd?: **No**
Sutae: **None** Short Term Lease-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	13'11" x 11'5"	x	1	Main	4	None?		
Main	Kitchen	10'3" x 9'0"	x	2					
Main	Primary Bedroom	13'6" x 9'10"	x	3					
Main	Foyer	10'8" x 4'2"	x	4					
Above	Bedroom	11'5" x 7'10"	x	6					
			x	7					
			x	8					

List Broker 1: **RE/MAX Heights Realty - OFC: 604-801-5577** List Broker 3:
List Desig Agt 1: **John Freire - Phone: 604-880-8114** johnfreire@remax.net
List Broker 2: **3** Appointments: **Touchbase**
List Desig Agt 2: **JOHN**
Buyer's Broker 1: **604-880-8114**
Call:
Phone:

Buyer's Agent 1: **2** 3:
Owner: ****Privacy Protected** MICHAEL LAMMOGLIA**
Commission: **3.255% ON THE FIRST \$100,000 AND 1.15% ON THE BALANCE**
Occupancy: **Owner**

Realtor **Measurements and Total area provided by Virtualized Studio, buyer/buyers agent to verify if deemed important. Building/development**
Remarks: **undergoing full rainscreen remediation commencing Spring 2025. Easy to show by appointment-Notice appreciated.**

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REA Full The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Greater Vancouver REALTORS® ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates "Personal Real Estate Corporation".
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