



Presented by:
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Sold
R2845138
Board: V
Apartment/Condo

1409 258 NELSON'S COURT
New Westminster
Sapperton
V3L 0J9

Residential Attached
\$575,000 (LP)
\$565,000 (SP) M



List Date: **1/28/2024** If new, GST/HST inc?:
Days On Market: **7** Bedrooms: **1**
Sold Date: **2/4/2024** Bathrooms: **1**
Meas. Type: Full Baths: **1**
Frontage(feet): Half Baths: **0**
Frontage(metres): Flood Plain:
Depth / Size (ft.): P.I.D.: **031-098-037**
Sq. Footage: **0.00**
View: **Yes : CITY & WATER**
Complex / Subdiv:
Services Connctd: **Electricity, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$575,000**
Approx. Year Built: **2020**
Age: **4**
Zoning: **CD-3**
Gross Taxes: **\$2,288.78**
For Tax Year: **2023**
Tax Inc. Utilities?: **No**
Tour:

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**
Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata** Dist. to School Bus:
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **STRATA LOT 151, SUB BLOCK 2, PLAN EPS5396, 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 V**

Amenities: **Bike Room, Club House, Elevator, In Suite Laundry, Playground, Recreation Center, Sauna/Steam Room, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby, Waterfront Property**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Finished Floor (Main): 590	Units in Development: 242	Tot Units in Strata: 242	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 26	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$368.84	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility		
Finished Floor (Total): 590 sq. ft.			
Unfinished Floor: 0			
Grand Total: 590 sq. ft.	Bylaws Restrictions: Pets Allowed, Rentals Allowed		

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **5**

Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

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

Listing Broker(s): **Nu Stream Realty Inc.** **Nu Stream Realty Inc.**

The Columbia in New West's Brewery District. High-rise Building with a beautiful 1 Bed 1 Bath Condo with 590 Sq.ft. of living space. Bright and move in ready condo with a fully functional and convenient layout. Laminate flooring throughout, open kitchen with island featuring quartz countertops, Kohler faucets, Stainless Steel appliances. Unit comes with one underground parking spot and one storage locker. Access to Brewery District amenities club which includes the gym, outdoor bbq area, common patio areas, community garden plots, dog & bike wash stations and much more. Pets and rentals allowed. Stunning view off the spacious balcony of the Fraser River and city surroundings. Built by Wesgroup. Walking to shopping, restaurant & Skytrain Station. Open House 2-4 Sat, Feb 3rd & Sun, Feb 4th.