



Presented by:
Ippolita Corcione PREC*

Park Georgia Realty Ltd.
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Active
R2702048
Board: V
Apartment/Condo

302 240 SALTER STREET
New Westminster
Queensborough
V3M 0C1

Residential Attached
\$569,000 (LP)
(SP)



Original Price: \$569,000	Sold Date:	Floor Area (sq. ft.)	Bedrooms: 1
Approx Yr Built: 2008	Fixtures Leased:	Main Floor: 742	Bathrooms: 1
Age at List Date: 14	Maint. Fee: \$299.93	Above: 0	Full Baths: 1
Taxes: \$1,907.68	Counc. Apprv:	Abv Main2: 0	Half Baths: 0
For Tax Year: 2021	Locker:	Below: 0	Total Rooms: 7
Covered Parking: 1	Parking Access:	Basement: 0	Fireplaces: 1
Total Parking: 1	Stores in Bldg: 4	Fin Total: 742	# Pets: Y
Parking: Garage Underbuilding	Units in Dev: 50	Unfinished: 0	Dogs: Y
Title to Land: Freehold Strata	Tot Units Strata: 50	Total: 742	Flood Plain: Exposure:
Subdiv/Cmplex:			

Floor	Type	Dimensions
MN	Living Room	12'0 x 10'11
MN	Dining Room	10'11 x 8'5
MN	Kitchen	11'8 x 9'11
MN	Master Bedroom	12'3 x 9'10
MN	Walk-In Closet	7'3 x 6'7
MN	Foyer	6'1 x 4'7
MN	Storage	7'5 x 5'0
		x
		x
		x

Style of Home: **1 Storey**
Construction: **Frame - Wood**
Foundation:
Exterior: **Fibre Cement Board**
Type of Roof: **Asphalt**

Water Supply: **City/Municipal**
Heat / Fuel: **Baseboard, Electric**
Fireplace Fuel: **Electric**
Property Discl?: **Yes**
#,% Rntals Allwd:

Legal: **STRATA LOT 29, PLAN BCS2875, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT,**
Amenities: **Bike Room, In Suite Laundry**
Maint Incl: **Caretaker, Garbage Pickup, Gas, Hot Water, Management**
Bylw Rstrct: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

List Broker 1: **Park Georgia Realty Ltd.** P.I.D.: **027-488-845**

RARELY available IMMACULATE 742 SF 1 BDRM in sought after 'Regatta'. This home evokes the feeling of a New York flat and is steps to the Fraser River boardwalk, Q2Q Ferry, Port Royal park & common property green space. Soaring 10 ft ceilings, stunning reclaimed brick wall & fir floors. MASSIVE windows with mtn/city/rooftop views. Chef's kitchen is in 'as-new' condition with gas stove, granite, TONS of cupboard space, large island w/storage & breakfast bar with ample room to sit. HUGE walk-through closet and spacious bathroom with soaker tub. BONUS in-suite storage can be a Pantry, Den or Office, etc. Enjoy a morning coffee or cozy up with a good book on your covered patio. Pets ok/rentals w/restrictions, 1 parking & locked bike room.

#302 - 240 SALTER STREET, New Westminster



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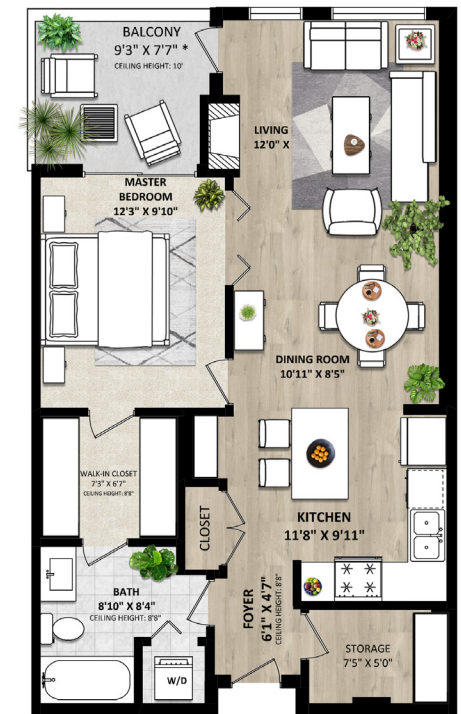
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TOTAL FINISHED AREA: 742 SQ.FT.

OTHER AREA(S)

BALCONY: 73 SQ.FT.*



TYPICAL CEILING HEIGHT: 9'9"



This version of the floor plan is for marketing purposes only. The enclosed information, while deemed to be correct, is not guaranteed. Measurements are approximate. Buyer to verify if important. Please contact Ippolita Corcione, 778-838-7069, for specifications. This communication is not intended to cause or induce breach of an existing agency agreement.