



Presented by:
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Active
R3156314

Board: V
Apartment/Condo

3411 240 SHERBROOKE STREET

New Westminster
Sapperton
V3L 0A4

Residential Attached

\$578,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$578,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2008
Frontage(feet):	Bathrooms: 2	Age: 18
Frontage(metres):	Full Baths: 2	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,504.92
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain:	P.I.D.: 027-406-067	Tax Inc. Utilities?: No
View: Yes : Fraser River, Port Mann Bridge		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation Reserv...		
Services Connctd: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit, Top Floor Unit**
Construction: **Frame - Wood**
Exterior: **Mixed, Stone, Stucco**
Foundation: **Concrete Perimeter**

Renovations: **Partly**
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:

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

Legal: **STRATA LOT 71, SUB BLOCK 2, PLAN BCS2742, 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 V**

Amenities: **Elevator, In Suite Laundry, Storage**

Site Influences: **Central Location, Golf Course Nearby, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **819**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **819 sq. ft.**
Unfinished Floor: **0**
Grand Total: **819 sq. ft.**

Units in Development: **231**
Exposure:
Mgmt. Co's Name: **Quay Pacific**
Maint Fee: **\$393.93**
Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: **231** Locker: **Yes**
Storeys in Building: **4**
Mgmt. Co's #: **604-521-0876**
Council/Park Apprv?: **No**

Suite:
Basement: **None**
Crawl/Bsmt. Ht:
of Kitchens: **1**

of Levels: **1**
of Rooms: **8**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age:
of Pets: **2** Cats: **Yes** Dogs: **Yes**
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	11'10 x 10'5			x	1	Main	3	Yes
Main	Dining Room	11'4 x 7'3			x	2	Main	3	No
Main	Kitchen	11'4 x 7'3			x	3			
Main	Primary Bedroom	11'11 x 9'10			x	4			
Main	Bedroom	12'5 x 9'3			x	5			
Main	Den	8'4 x 6'1			x	6			
Main	Walk-In Closet	7'6 x 3'8			x	7			
Main	Other	10'5 x 10'4			x	8			

Listing Broker(s): **Homeland Realty**

Top floor 2Bed 2Bath condo in vibrant Sapperton. This unit offers well maintained interiors, spacious rooms & a versatile den perfect for storage, pantry or office use. Large windows and a generous balcony fill the home with natural light while showcasing sweeping views of the Fraser River & Port Mann Bridge. Located steps from the historic Sapperton district and an easy walk to the Brewery District's shops, dining & daily conveniences. Minutes to Sapperton Park & Hume Outdoor Pool & Spray Park, with excellent access to the Expo Line, downtown Vancouver, Metrotown & Lougheed. Next to Royal Columbian Hospital & just two blocks to East Columbia's family run cafes, boutiques and local shops. Come and explore everything this home and neighbourhood has to offer.