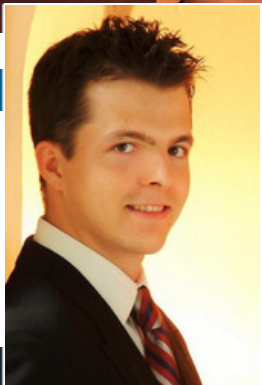
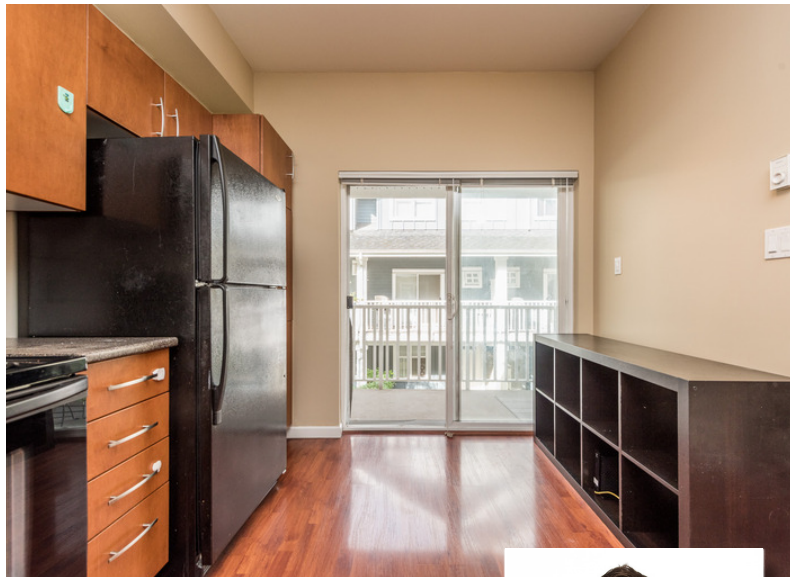




VANCOUVER  
HOUSEFINDERS.COM

111-935 Ewen Avenue

\$579,800



**JAMES KENNETH**  
REALTOR®



**FRED TRUDEAU**  
REALTOR®

778.869.9646

James@vancouverhousefinders.com

778.877.8807

Fred@VancouverHouseFinders.com



[www.111-935EwenAve.com](http://www.111-935EwenAve.com)

Sutton West Coast Realty



VANCOUVER  
HOUSEFINDERS.COM

111-935 Ewen Avenue

\$579,800



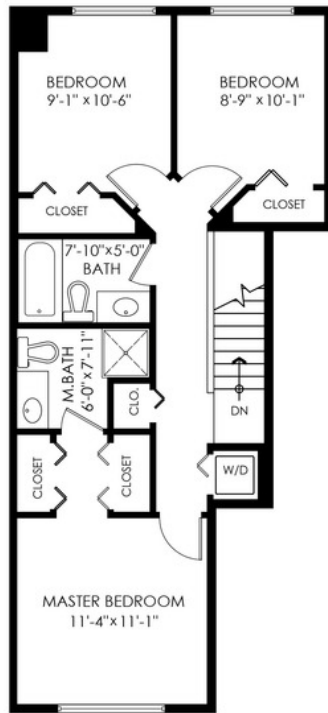
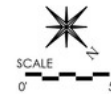


**Sutton** Fredrick Trudeau  
778-877-8807  
fred@vancouverhousefinders.com

111-935 Ewen Ave,  
New Westminster

Main Floor: 618 sq.ft.  
Upper Floor: 663 sq.ft.  
Lower Floor: 119 sq.ft.  
**Total: 1,400 sq.ft.**

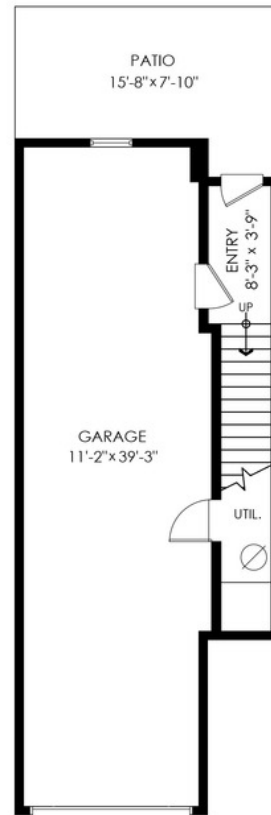
Garage: 460 sq.ft.  
Patio: 133 sq.ft.  
Balcony: 88 sq.ft.  
Porch: 17 sq.ft.  
**Total Extras: 698 sq.ft.**



**Upper Floor Plan**  
Floor Area: 663 sq.ft.  
Ceiling Height: 8'



**Main Floor Plan**  
Floor Area: 618 sq.ft.  
Ceiling Height: 9'



**Lower Floor Plan**  
Floor Area: 119 sq.ft.  
Ceiling Height: 8'-2"

Measuring, Design & Permits | 604-876-3738



www.DraftOnSite.com

E&O insured for \$1,000,000. Total square foot calculated to gross unit area (GFA) based on interior measurements to exterior walls, not taken from original blueprints, may include unfinished area

Best priced townhome in New West! Desirable Cooper's Landing by Bastion Development in Queensborough. Walk to the new state of the art community centre, shopping, groceries & public transit to Richmond/22nd St skytrain station just five minutes away. Close to Queensborough Elementary & Middle School. Located in the heart of the Lower Mainland, only 20 minutes away from Vancouver downtown, 10 minutes away from Burnaby and Richmond. Bright & spacious "open plan" home with 9' ceilings on main, gas F/P, expansive kitchen, 3 bdrms up, 3 bath with 2 car garage & storage. 1400 plus SF with private backyard & balcony.

**Active** **111 935 EWEN AVENUE** Residential Attached  
**R2191058** New Westminster **\$579,800 (LP)**  
 Board: V Queensborough (SP) **M**  
 Townhouse V3M 0A1



Sold Date: Frontage (feet): Original Price: **\$579,800**  
 Meas. Type: Frontage (metres): Approx. Year Built: **2005**  
 Depth / Size (ft.): Bedrooms: **3** Age: **12**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **RES**  
 Flood Plain: Full Baths: **2** Gross Taxes: **\$2,433.51**  
 Approval Req?: Half Baths: **1** For Tax Year: **2017**  
 Exposure: Maint. Fee: **\$239.95** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **026-648-024**  
 Mgmt. Co's Name: **ASCENT** Tour:  
 Mgmt. Co's Phone: **604-431-1800**  
 View: **:**  
 Complex / Subdiv: **COOPERS LANDING**  
 Services Connected: **Electricity**

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Grge/Double Tandem**  
 Exterior: **Other** Locker: **N**  
 Foundation: **Concrete Perimeter** Reno. Year: Dist. to Public Transit:  
 Rain Screen: R.I. Plumbing: Dist. to School Bus:  
 Renovations: R.I. Fireplaces: Total Units in Strata: **154**  
 Water Supply: **City/Municipal** # of Fireplaces: **1** Title to Land: **Freehold Strata**  
 Fireplace Fuel: **Gas - Natural** Property Disc.: **Yes**  
 Fuel/Heating: **Baseboard** Fixtures Leased: **No**  
 Outdoor Area: **Balcony(s)** Fixtures Rmvd: **No**  
 Type of Roof: **Asphalt** Floor Finish:

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Management**  
 Legal: **PL BCS1515 LT 118 DL 757 LD 36**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'2 x 17'1			x			x
Main	Dining Room	11'3 x 10'2			x			x
Main	Kitchen	9'4 x 13'7			x			x
Main	Porch (enclosed)	4'6 x 3'8			x			x
Above	Master Bedroom	11'4 x 11'1			x			x
Above	Bedroom	9'1 x 10'6			x			x
Above	Bedroom	10'1 x 8'9			x			x
					x			x
					x			x
					x			x

Finished Floor (Main): <b>618</b>	# of Rooms: <b>7</b>	# of Kitchens: <b>1</b>	# of Levels: <b>2</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>663</b>	Crawl/Bsmt. Height:			1	<b>Above</b>	<b>3</b>	<b>Yes</b>	Barn:
Finished Floor (Below): <b>119</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats:	Dogs:	3	<b>Main</b>	<b>2</b>	<b>No</b>	Pool:
Finished Floor (Total): <b>1,400 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz: <b>11'2X39'3</b>
	Bylaw Restrict: <b>Pets Allowed</b>			5				Door Height: <b>8'2</b>
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,400 sq. ft.</b>				7				
				8				

Listing Broker(s): **Sutton Grp-West Coast (Brdwy)**

**Sutton Grp-West Coast (Brdwy)**

**Best priced townhome in New West! Desirable Cooper's Landing by Bastion Development in Queensborough. Walk to the new state of the art community centre, shopping, groceries & public transit to Richmond/22nd St skytrain station just five minutes away. Close to Queensborough Elementary & Middle School. Located in the heart of the Lower Mainland, only 20 minutes away from Vancouver downtown, 10 minutes away from Burnaby and Richmond. Bright & spacious "open plan" home with 9' ceilings on main, gas F/P, expansive kitchen, 3 bdrms up, 3 bath with 2 car garage & storage. 1400 plus SF with private backyard & balcony. FIRST SHOWING - OPEN HOUSE Thursday, July 27, 5:30-8pm. Open House, Sat & Sun, July 29/30, 2-4:30PM. OFFERS Monday, July 31st TO BE SENT IN BY 5PM.**