



Presented by:
Sean P Stevens PREC*
 Sean Stevens and Associates
 Macdonald Realty
 Phone: 604-782-0821
<http://www.seanstevens.ca>
contact@seanstevens.ca



Active
R3055587

Board: V
 Townhouse

246 600 PARK CRESCENT

New Westminster
 GlenBrooke North
 V3L 5W1

Residential Attached

\$870,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: Yes	Original Price: \$870,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 2002
Frontage(feet):	Bathrooms: 2	Age: 23
Frontage(metres):	Full Baths: 1	Zoning: RM-5A
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$3,504.29
Sq. Footage: 0.00		For Tax Year: 2025
Flood Plain: No	P.I.D.: 025-579-444	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: The Roycroft		
First Nation		
Services Connctd: Electricity, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **2 Storey, Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Glass, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage Underbuilding**
 Dist. to Public Transit: **2** Dist. to School Bus: **1**
 Title to Land: **Freehold Strata**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 25, SUB BLOCK 13, PLAN BCS219, 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: **In Suite Laundry**

Site Influences:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm**

Finished Floor (Main): **653**
 Finished Floor (Above): **537**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **1,190 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,190 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1** # of Levels: **2**
 # of Rooms: **6**

Units in Development: **84** Tot Units in Strata: **84** Locker:
 Exposure:
 Mgmt. Co's Name: **Dwell Property Management** Storeys in Building:
 Maint Fee: **\$635.53** Mgmt. Co's #:
 Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal** Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
 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	Foyer	6'7 x 4'1			x	1	Main	2	No
Main	Kitchen	12'7 x 9'3			x	2	Above	5	No
Main	Dining Room	10'6 x 8'1			x	3			
Main	Living Room	18'4 x 10'9			x	4			
Above	Primary Bedroom	11'0 x 9'7			x	5			
Above	Bedroom	10'9 x 8'9			x	6			
		x			x	7			
		x			x	8			

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

Welcome to this bright and updated corner townhome in one of New Westminster's most sought-after communities. Steps from Royal Square, Queens Park, and the Aquatic Centre. Situated on 2-levels this home offers a lifestyle of ease, access, and everyday comfort. The functional, thoughtfully designed layout features two bedrooms, full bath, and laundry above the main, with an updated kitchen and eating area thoughtfully separated from the open living and dining space. The end unit orientation brings in extra natural light and includes a covered balcony and yard space. Secure parking and storage included. Located in a desirable school catchment, in a walkable neighbourhood with daily conveniences and a well-run complex.