



Presented by: P.A. 'Doc' Livingston PREC*

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Active
R2731536
Board: V
House/Single Family

334 CEDAR STREET
New Westminster
Sapperton
V3L 3P1

Residential Detached
\$1,150,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1937
Frontage(feet): 48.00	Bathrooms: 1	Age: 86
Frontage(metres): 14.63	Full Baths: 1	Zoning: RS-1
Depth / Size: 148'	Half Baths: 0	Gross Taxes: \$4,737.10
Lot Area (sq.ft.): 7,240.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.17	P.I.D.: 013-207-601	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking:	Parking Access: Front
Construction: Frame - Wood	Parking: Other		
Exterior: Stone, Wood	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 1 BLOCK	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :		
Fireplace Fuel:	Fixtures Rmvd: :		
Fuel/Heating: Forced Air	Floor Finish: Hardwood, Tile, Vinyl/Linoleum		
Outdoor Area: Patio(s)			
Type of Roof: Asphalt			

Legal: **LOT 17, BLOCK 3, SUB BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 13**

Amenities: **In Suite Laundry, Storage, Workshop Attached**
Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features:

Finished Floor (Main):	1,106	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'3 x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 17'3			x	Main 4
Finished Floor (Below):	0	Main	Primary Bedroom	11'5 x 11'0			x	
Finished Floor (Basement):	0	Main	Bedroom	11'6 x 10'8			x	
Finished Floor (Total):	1,106sq. ft.	Main	Bedroom	11'6 x 9'4			x	
Unfinished Floor:	1,154	Bsmt	Workshop	25'1 x 41'2			x	
Grand Total:	2,260sq. ft.	Above	Storage	11'3 x 15'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.						x	
Suite: None							x	
Basement: Unfinished							x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:	PAD Rental:			
# of Kitchens: 1	# of Rooms: 7	MHR#:		CSA/BCE:	Maint. Fee:			
		ByLaw Restrictions:						

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

Quality build 1937 home in the heart of New Westminster's Sapperton. 3 bedroom 1 bathroom home with unfinished basement. Large lot with plenty of space for your enjoyment. See photos/video/floor plan and book your private appointment to see this property!