



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

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

Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Patio(s)**  
 Type of Roof: **Asphalt**

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

Total Parking: **4** Covered Parking: Parking Access: **Front**  
 Parking: **Other**  
 Driveway Finish:  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

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			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: <b>None</b>				x			x	
Basement: <b>Unfinished</b>				x			x	
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: <b>1</b>	# of Rooms: <b>7</b>	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!**