



Presented by:  
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**Active**  
**R3095930**  
Board: V  
House/Single Family

**1217 SIXTH AVENUE**

New Westminster  
West End NW  
V3M 2C1

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,700,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1926**  
Frontage(feet): **66.00** Bathrooms: **3** Age: **100**  
Frontage(metres): **20.12** Full Baths: **3** Zoning: **RD-1**  
Depth / Size: **123.7** Half Baths: **0** Gross Taxes: **\$7,623.91**  
Lot Area (sq.ft.): **8,164.00** Rear Yard Exp: For Tax Year: **2025**  
Lot Area (acres): **0.19** P.I.D.: **013-647-547** Tax Inc. Utilities?:  
Flood Plain: Tour:  
View: **No :**  
Complex/Subdiv:  
First Nation Reserve:  
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**  
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access: **Front**  
Construction: **Frame - Wood** Parking: **Open**  
Exterior: **Stucco** Driveway Finish: **Concrete, Paving Stone**  
Foundation: **Other** Dist. to Public Transit: **1.1KM** Dist. to School Bus: **1.1KM**  
**POURED CONCRETE** Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Renovations: Reno. Year: Property Disc.: **No**  
# of Fireplaces: **0** R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**  
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No :**  
Fuel/Heating: **Forced Air, Hot Water, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Tile**  
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Legal: **LOT 11, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities: **Storage**  
Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven - Built In**

Finished Floor (Main):	1,345	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Bsmt	Storage	12' x 7'	Main	Other	10' x 16'	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Recreation Room	16' x 31'	Above	Primary Bedroom	20' x 25'	Bsmt 3
Finished Floor (Below):	0	Bsmt	Kitchen	9' x 17'	Above	Other	20' x 16'	Main 3
Finished Floor (Basement):	1,377	Bsmt	Laundry	7' x 4'			x	Above 3
Finished Floor (Total):	3,615sq. ft.	Bsmt	Utility	23' x 13'			x	
Unfinished Floor:	0	Bsmt	Other	11' x 15'			x	
Grand Total:	3,615sq. ft.	Bsmt	Other	11' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	7' x 10'			x	
		Main	Bedroom	14' x 14'			x	
		Main	Eating Area	14' x 12'			x	
		Main	Other	14' x 14'			x	
		Main	Other	14' x 9'			x	
		Main	Other	10' x 23'			x	

Suite: **Legal Suite** Manuf Type: Registered in MHR?: PAD Rental:  
Basement: **Fully Finished** MHR#: CSA/BCE: Maint. Fee:  
Crawl/Bsmt. Height: # of Levels: **2** ByLaw Restrictions:  
# of Kitchens: **1** # of Rooms: **16**

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

**BUILD YOUR DREAM IN NEW WESTMINSTER! Imagine the possibilities on this massive 8,164 sq. ft. corner lot in the sought-after West End. Zoned RD-1 (Duplex Residential), this prime site features a commanding 66' frontage-perfect for a prestigious duplex or ambitious infill project. The 1926 character home is full of potential, ideal for rental income while you design your masterpiece. A RARE OPPORTUNITY. Steps from the 12th St corridor, schools, and transit, this location blends charm with urban convenience. This is a COURT ORDERED SALE sold "As-Is, Where-Is." A chance of a lifetime for savvy investors or visionary developers to secure a high-value holding in a premier location. Don't let this Royal City gem slip away!**