



Presented by:
Michele Cummins - PREC

RE/MAX Little Oak Realty (Mission)
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Active
R2360746
Board: V
House/Single Family

413 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1911
Depth / Size: 140	Bathrooms:	1	Age: 108
Lot Area (sq.ft.): 6,168.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,820.53
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-464-345
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Electric**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; Single**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 2, SUB BLOCK 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOTS 9 & 10 OF LOT 14**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Dining Room	17' x 12'2			x			x
Main	Kitchen	12' x 9'8			x			x
Main	Foyer	16' x 10'			x			x
Above	Bedroom	11'5 x 9'5			x			x
Above	Bedroom	11'9 x 14'5			x			x
Above	Bedroom	11'3 x 11'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,525	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,007	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,532 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Unfinished	6				
Grand Total:	2,532 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

RE/MAX Sabre Realty Group

Development Properties 411 & 413 Twelfth Street OCP Calls for Residential Ground Oriented Infill. Potential Townhouse site. Above Grade FSR .85. Below Grade FSR .15. Build up to 12,334 sq.ft. between the two lots. Potential to purchase 15 ft. Laneway. Check with City. To be sold in conjunction with 411 Twelfth Street.



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Active
R2360536
Board: V
House/Single Family

411 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1910
Depth / Size: 140	Bathrooms:	1	Age: 109
Lot Area (sq.ft.): 6,168.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,823.78
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-504-394
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity**
Sewer Type:

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Electric**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **Open**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Dist. to School Bus:
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Mixed**

Legal: **LOT 3, SUB BLOCK 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LT 9 & 10 OF LT 14**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Dining Room	17' x 12'2			x			x
Main	Kitchen	12' x 9'8			x			x
Main	Foyer	16' x 10'			x			x
Above	Bedroom	11'5 x 9'5			x			x
Above	Bedroom	11'9 x 14'5			x			x
Above	Bedroom	11'3 x 11'3			x			x
Above	Bedroom	12'7 x 11'3			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,655	# of Rooms:	8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3				Pool:
Finished Floor (Total):	1,655 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5				Grg Dr Ht:
Unfinished Floor:	833	Basement:	Unfinished	6				
Grand Total:	2,488 sq. ft.			7				
				8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

RE/MAX Sabre Realty Group

Development Properties 411 & 413 Twelfth Street OCP Calls for Residential Ground Oriented Infill. Potential Townhouse site. Above Grade FSR .85. Below Grade FSR .15. Build up to 12,334 sq.ft. between the two lots. Potential to purchase 15 ft. Laneway. Check with City. To be sold in conjunction with 413 Twelfth Street.



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Active
R2410533
Board: V
House/Single Family

316 LAWRENCE STREET

New Westminster
Queensborough
V3M 5L2

Residential Detached

\$1,100,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,100,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 2010
Depth / Size: 130.12	Bathrooms:	6	Age: 9
Lot Area (sq.ft.): 4,294.00	Full Baths:	5	Zoning: RQ-1
Flood Plain:	Half Baths:	1	Gross Taxes: \$4,763.26
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 028-127-838
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit: **WALK** Dist. to School Bus: **WALK**
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate**

Legal: **LOT 1, PLAN BCP43520, DISTRICT LOT 757, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Fireplace Insert**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Living Room	12' x 12'	Below	Other	8' x 8'			x
Above	Dining Room	10' x 10'	Below	Other	8' x 8'			x
Above	Kitchen	10' x 10'	Below	Living Room	10' x 10'			x
Above	Master Bedroom	12' x 12'	Below	Living Room	10' x 10'			x
Above	Master Bedroom	10' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 0'			x			x
Below	Bedroom	10' x 0'			x			x
Below	Den	9' x 9'			x			x
Below	Den	9' x 9'			x			x

Finished Floor (Main):	1,376	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	1,162	Suite:	3	Main	3	No	Pool:
Finished Floor (Total):	2,538 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5	Below	4	No	Grg Dr Ht:
Unfinished Floor:	0	Basement: Crawl, Fully Finished, Separate Entry	6	Below	2	No	
Grand Total:	2,538 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX Little Oak Realty (Abbotsford)**

9 Year old 2539 sq ft Basement Entry home located in the popular Queensborough area of New Westminster. Comes with lots of spacious bedrooms, bathrooms, 2 Kitchens and front balcony has views of Northern mountains. The yard is fully landscaped and this home is ideal for family living. Ready for you to move in.... or if you are an Investor..... this is a great Rental house with some Tenants in place. Please allow time for viewing or do a drive-by first and then call to view.