



Presented by:
Mylyne Santos PREC*

Stonehaus Realty Corp.
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Active
R2360536
 Board: V
 House/Single Family

411 TWELFTH STREET
 New Westminster
 Uptown NW
 V3M 4H7

Residential Detached
\$1,199,000 (LP)
 (SP)

NO IMAGE AVAILABLE

Sold Date:	Frontage (feet):	0.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1910
Depth / Size:	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
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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 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 0 Finished Floor (Total): 1,655 sq. ft.	# of Rooms: 8 # of Kitchens: 1 # of Levels: 2 Suite: None Crawl/Bsmt. Height: Beds in Basement: 0 Beds not in Basement: 4 Basement: Unfinished	Bath: 1 2 3 4 5 6 7 8	Floor # of Pieces Main 4 Ensuite? No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
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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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413 TWELFTH STREET
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Uptown NW
V3M 4H7

Residential Detached
\$1,199,000 (LP)
(SP)



NO IMAGE AVAILABLE

Sold Date:	Frontage (feet):	0.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1911
Depth / Size:	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: 1	Floor: Main	# of Pieces: 4	Ensuite?: No	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 1,007	# of Kitchens: 1	2				
Finished Floor (Below): 0	# of Levels: 2	3				
Finished Floor (Basement): 0	Suite: None	4				
Finished Floor (Total): 2,532 sq. ft.	Crawl/Bsmt. Height:	5				
	Beds in Basement: 0 Beds not in Basement: 3	6				
Unfinished Floor: 0	Basement: Unfinished	7				
Grand Total: 2,532 sq. ft.		8				

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