

Presented by:  
**Bill Babcock**  
 Royal LePage Sterling Realty  
 Phone: (604) 461-9220 Cell: (604) 230-9392  
 Email: [bbabcock@telus.net](mailto:bbabcock@telus.net)

New Westminster, Uptown NW MLS# V1109216 Residential Detached  
**1028 THIRD AV, V3M 1P8** **Active**



List Price: \$506,100

Complex/Subdiv:

Frontage: 45.00 ft	Bedrooms: 3	PID: 011-874-597
Depth/Size: 120	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 5400.00	Full Baths: 1	Approx Yr Blt: 1905
Rear Yard Exp: W	Half Baths: 1	Age at List Date: 110
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,198 (2014)
Flood Plain: No	Zoning: RS-2	

View:  
 Serv. Connected: Community, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Add. Parking Avail.	
Exterior: Wood		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt	Reno Year:	Dist to School Bus:
Renovations:	Title to Land: Freehold NonStrata	
Flooring: Wall/Wall/Mixed	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Natural Gas		
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE
Fireplace Fuel:	Out Buildings:	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL NWP2620 LT 3 LD 36 SUBURBAN BLOCK 5, EXC E10' REF PL1077 OF LOT 45.  
 Amenities:  
 Site Influences: Central Location  
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 16'	Bsmt	Laundry	12' X 12'			X
Main F.	Dining	16' X 13'	Bsmt	Kitchen	12' X 10'			X
Main F.	Kitchen	15' X 14'						X
Above	Master Bedroom	16' X 14'						X
Above	Bedroom	12' X 12'						X
Above	Bedroom	10' X 13'						X
Above	Den	9' X 13'						X
Above	Other	10' X 8'						X
Above	Other	8' X 8'						X
Bsmt	Storage	25' X 22'						X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 728	Total # Rooms: 12	1 4 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 608	# Kitchens: 2	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Down: 0	Finished Levels: 3	3
Finished Floor Bsmt SqFt: 240	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,576	Basement Area: Partly Finished	5
		6
Unfinished Floor: 600	Suite: None	7
Grand Total Floor Area: 2,176		8

Listing Broker(s): Sutton Grp-West Coast Realty

INVESTOR ALERT! Great opportunity to build a new house in a prime location in New Westminster. Sold "As is, Where is".

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New Westminster, Moody Park Residential Detached  
**818 EDINBURGH ST, V3M 2V3** **MLS# V1097103** **Active**



List Price: \$749,888

Complex/Subdiv:

Frontage: 25.80 ft	Bedrooms: 3	PID: 027-492-923
Depth/Size: 128.9	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0.00	Full Baths: 2	Approx Yr Blt: 2008
Rear Yard Exp:	Half Baths: 0	Age at List Date: 6
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,820 (2014)
Flood Plain: No	Zoning: NR-1	
View: N		

Serv. Connected: Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2
Construction: Concrete, Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Hardi Plank, Mixed		
Rainscreen: Full	R/I Plumbing: No	Dist to Public Trans: 1
Type of Roof: Asphalt		Dist to School Bus: 1
Renovations: Other	Reno Year:	Possession:
Flooring: Laminate, Mixed, Tile		Title to Land: Freehold NonStrata
Water Supply: City/Municipal, Community		Seller's Interest: Court Ordered Sale
Heat/Fuel: Forced Air, Natural Gas, Hot Water		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces: 0	Property Disclosure: N - FORECLOSURE SALE
Fireplace Fuel: Gas - Natural		Out Buildings: /Garage Sz: 20'3X20'3
Outdoor Area: Balcony(s); Patio(s) or Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL BCP35901 LT 2 LD 36

Amenities:

Site Influences: Central Location, Lane Access, Shopping Nearby

Features Incl: Free Standing F/P or Woodstove, Vacuum R.I.

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'4 X 9'9			X			X
Main F.	Dining	13'3 X 11'4			X			X
Main F.	Master Bedroom	16'3 X 9'2			X			X
Main F.	Bedroom	12'5 X 9'3			X			X
Main F.	Kitchen	16' X 9'8			X			X
Below	Bedroom	13'9 X 9'1			X			X
Below	Other	10'1 X 8'8			X			X
Below	Flex Room	0' X 0'			X			X
Below	Kitchen	0' X 0'			X			X
Below	Living Room	0' X 0'			X			X

<b>Floor Area (SqFt):</b>		<b>Bathrooms</b>
Main Floor Area SqFt: 916	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: N; Level: Below
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 890	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,806	Basement Area: Full, Fully Finished, Separate Entry	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 1,806		8

Listing Broker(s): Sutton Grp-West Coast (Brdvy)

Tenant occupied. Allow time for showings. Foreclosure/Must sell. 6 yr. old heritage-style w/mortgage helper. 2 bdrms on main + additional 3rd bdrm & flex room in bsmt. Rent is \$1580.090 up-\$650.00 dn. 9'3" ceilings w/open plan. Hardwood floors. Call listing agent. April 27th is the court date!