



Presented by:
Luis Ayala PREC*

Metro Edge Realty
Phone: 604-551-4418
http://www.luisayala.ca
luis@luisayala.ca



Active
R2464887
Board: V
House/Single Family

316 LAWRENCE STREET

New Westminster
Queensborough
V3M 5L2

Residential Detached

\$998,000 (LP)

(SP)



Sold Date: Frontage (feet): **0.00** Original Price: **\$1,099,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **2010**
Depth / Size: Bathrooms: **6** Age: **10**
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: **West** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **028-127-838**
Tour: **Virtual Tour URL**

View: **Yes: OPEN FIELD IN REAR, MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

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

Reno. Year:
R.I. Plumbing: **No**
R.I. Fireplaces:

Metered Water:

Total Parking: **7** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Single, Open**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : SOLD AS IS WHERE IS**
Fixtures Rmvd: **No : SOLD AS IS WHERE IS**
Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

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

Amenities:

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	8' x 4'6	Main	Nook	12'12 x 11'2			x
Bsmt	Media Room	17' x 11'	Bsmt	Kitchen	10'9 x 8'9			x
Bsmt	Laundry	4'7 x 3'	Bsmt	Living Room	11'11 x 8'9			x
Bsmt	Den	9'4 x 8'10	Bsmt	Bedroom	11' x 9'			x
Main	Living Room	13'9 x 12'4	Bsmt	Kitchen	11'2 x 9'1			x
Main	Bedroom	11'5 x 10'10	Bsmt	Bedroom	10'4 x 11'			x
Main	Bedroom	12' x 11'9	Main	Dining Room	10' x 10'			x
Main	Master Bedroom	13'5 x 11'11			x			x
Main	Walk-In Closet	7'6 x 3'3			x			x
Main	Kitchen	15'3 x 11'2			x			x

Finished Floor (Main): 1,375	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 3	1	Main	4	Yes	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,108	Suite: Legal Suite, Unauthorized Suite	3	Main	4	Yes	Pool:
Finished Floor (Total): 2,483 sq. ft.	Crawl/Bsmt. Height: 5'	4	Bsmt	4	No	Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 3	5	Bsmt	2	Yes	Grg Dr Ht:
	Basement: Fully Finished	6	Bsmt	4	No	
Unfinished Floor: 0		7				
Grand Total: 2,483 sq. ft.		8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW !! Queensborough neighborhood. Large family home offering 2 revenue suites for affordability. The stucco exterior has a nice rock details and open parking for RV or lots of cars. Unique single garage offers an attached tandem style 5' crawl space for storage plus additional crawl space under the home. Home offers large bedrooms, 9' ceilings. tile and laminate floors, theatre room plus front and rear covered decks, living room with gas fireplace and access to a mtn view deck, Master suite has double head shower and walk in closet. Covid protocol please do drive by first before booking a viewing.