



Presented by:
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Active
R2436533
Board: V
House/Single Family

416 FADER STREET

New Westminster
Sapperton
V3L 3T1

Residential Detached

\$999,999 (LP)
(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$999,999**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1929**
Depth / Size: **113** Bathrooms: **2** Age: **91**
Lot Area (sq.ft.): **5,085.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,185.90**
Rear Yard Exp: **East** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **013-115-812**
Tour:

View: **Yes: FRASER RIVER VALLEY**
Complex / Subdiv: **SAPPERTON**
Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type: **City/Municipal**

Style of Home: **1 1/2 Storey**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year: **2015**
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **4** Covered Parking: Parking Access: **Front, Lane**
Parking: **Open**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Softwood, Wall/Wall/Mixed**

Legal: **LOT 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, BLK 5 OF LOTS 6 TO 9, 13 & 14 SBLK 2 & OF LOT 13 SBLK 1**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'6" x 11'4"			x			x
Main	Kitchen	16'6" x 10'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10'6" x 10'			x			x
Above	Kitchen	13' x 13'4"			x			x
Above	Living Room	18'4" x 9'6"			x			x
Below	Bedroom	14'3" x 13'			x			x
Below	Den	12'8" x 11'6"			x			x
Below	Laundry	19'10" x 8'			x			x
Below	Other	16'6" x 14'6"			x			x

Finished Floor (Main): **883**
Finished Floor (Above): **433**
Finished Floor (Below): **345**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,661 sq. ft.**

Unfinished Floor: **538**
Grand Total: **2,199 sq. ft.**

of Rooms: **10**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Full, Partly Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Lovely character home 1/2 block from Royal Columbia Hospital. One and half storey plus basement recently modernized and renovated. Open Concept Living/dining area with fir flooring, stainless appliances, crown mouldings, lots of light. Two bedrooms on the main level, bedsit living/bedroom upstairs with its' own kitchenette. East facing balcony with river view upstairs. Bedroom and den downstairs and lots of unfinished space with laundry and mechanical areas awaiting your ideas. Separate entrance. This property is over 5000 sq. ft. and qualifies for application for a laneway house. (Check with City Hall direct) Driveway goes from the front to the lane - great access and lots of parking!