



Presented by:
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Active
R2389050
Board: V
House/Single Family

825 DUBLIN STREET

New Westminster
Moody Park
V3M 2Y5

Residential Detached

\$1,050,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,095,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1913
Depth / Size:	Bathrooms:	1	Age: 106
Lot Area (sq.ft.): 6,435.00	Full Baths:	1	Zoning: NR1
Flood Plain: No	Half Baths:	0	Gross Taxes: \$4,544.74
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-483-901
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Single**

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

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Hardwood, Mixed**

Legal: **LOT 24, SUB BLOCK 12, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 2 OF LOT 13**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Clothes Dryer, Clothes Washer, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'5 x 10'3			x			x
Main	Kitchen	11'8 x 10'0			x			x
Main	Dining Room	11'6 x 9'4			x			x
Main	Master Bedroom	15'1 x 9'4			x			x
Main	Bedroom	12'2 x 11'4			x			x
Main	Foyer	18'2 x 3'10			x			x
Above	Bedroom	11'6 x 11'6			x			x
Above	Bedroom	13'1 x 9'8			x			x
Bsmt	Other	32'11 x 25'1			x			x
Bsmt	Other	10'0 x 6'6			x			x

Finished Floor (Main):	1,097	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	389	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2				Workshop/Shed: 29'7 x
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,486 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz: 29'7 x 15'5
		Beds in Basement: 0 Beds not in Basement: 4	5				Grg Dr Ht:
Unfinished Floor:	990	Basement: Full, Separate Entry	6				
Grand Total:	2,476 sq. ft.		7				
			8				

Listing Broker(s): **RE/MAX All Points Realty**

Royal LePage West R.E.S.

Great home in popular Moody Park, in a family oriented neighbourhood. This two story plus basement home features 2 bedrooms on the main and 2 up. Beautiful oak floors on the main level. Living room has a gas fireplace; one of two in the home. Large sundeck off kitchen which overlooks a fully fenced rear yard with lane access. Garage and carport. This lovely home has had many updates over the years but still room for your own creative ideas. Hot water tank done in 2018, roof in 2007 (30 year warranty), furnace in 2012, bath updated in 2012, new water & sewer line in 2000, re-plumbed in 2007, roughed in electrical in basement. Electrical upgrade to 200 amp. Nicely situated; close to Moody Park, shopping, transit, New West Secondary and Massey Theatre.