



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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**Active**  
**R2328437**

Board: V  
House/Single Family

**634 EWEN AVENUE**

New Westminster  
Queensborough  
V3M 5C3

Residential Detached

**\$859,900** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>40.00</b> | Original Price: <b>\$859,900</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>4</b>     | Approx. Year Built: <b>1937</b>  |
| Depth / Size: <b>120</b>           | Bathrooms:       | <b>1</b>     | Age: <b>81</b>                   |
| Lot Area (sq.ft.): <b>4,800.00</b> | Full Baths:      | <b>1</b>     | Zoning: <b>RQ-1</b>              |
| Flood Plain:                       | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$2,923.83</b>   |
| Rear Yard Exp: <b>Southeast</b>    |                  |              | For Tax Year: <b>2018</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>000-626-911</b>       |
|                                    |                  |              | Tour:                            |

View: **No :**  
Complex / Subdiv:  
Services Connected: **Sanitary Sewer**

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

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

Total Parking: **4** Covered Parking: Parking Access: **Lane**  
Parking: **Open**  
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **1 BLOCK**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Mixed**

Legal: **PL NWP2620 LT 5 BLK 23 DL 757 LD 36. GROUP 1.**

Amenities:

Site Influences:  
Features:

| Floor        | Type               | Dimensions         | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|--------------------|--------------------|-------|------|------------|-------|------|------------|
| <b>Main</b>  | <b>Bedroom</b>     | <b>10' x 9'</b>    |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Bedroom</b>     | <b>8' x 10'</b>    |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Kitchen</b>     | <b>9' x 12'6</b>   |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Living Room</b> | <b>13'2 x 11'9</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Bedroom</b>     | <b>9' x 9'</b>     |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Bedroom</b>     | <b>8' x 9'</b>     |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                    | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                    | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                    | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                    | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |

|  |   |      |             |             |           |                |
|--|---|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main): <b>700</b>          | # of Rooms: <b>6</b>                                      | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above): <b>120</b>         | # of Kitchens: <b>1</b>                                   | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below): <b>0</b>           | # of Levels: <b>2</b>                                     | 2    |             |             |           | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | Suite: <b>None</b>  | 3    |             |             |           | Pool:          |
| Finished Floor (Total): <b>820 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |             |             |           | Garage Sz:     |
|  | Beds in Basement: <b>0</b> Beds not in Basement: <b>4</b> | 5    |             |             |           | Door Height:   |
| Unfinished Floor: <b>600</b>               | Basement: <b>Unfinished</b>                               | 6    |             |             |           |                |
| Grand Total: <b>1,420 sq. ft.</b>          |   | 7    |             |             |           |                |
|  |   | 8    |             |             |           |                |

Listing Broker(s): **RE/MAX Progroup Realty**

**Queensborough Old Timer situated on a 40' x 120' south exposed lot with back lane access. Lots of options, either live in, rent out as an investment, or build new home. Great central location bus stop out front, minutes to schools, shopping.**



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**Active**  
**R2328320**  
Board: V  
House/Single Family

**824 SCOTT STREET**

New Westminster  
The Heights NW  
V3L 4T8

Residential Detached

**\$878,800** (LP)

(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$878,800**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1912**  
Depth / Size: **118.17** Bathrooms: **2** Age: **107**  
Lot Area (sq.ft.): **3,900.00** Full Baths: **2** Zoning: **RS-1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$3,759.66**  
Rear Yard Exp: For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-329-866**  
Tour: **Virtual Tour URL**

View: **Yes: MTNS + CITY**  
Complex / Subdiv: **THE HEIGHTS**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Aluminum, Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2010**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access:  
Parking: **Add. Parking Avail., Garage; Double**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP8430 LT 27 BLK F LD 36. SUBURBAN BLOCK 4, GROUP 1.**

Amenities:

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

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Hot Tub Spa/Swirlpool**

| Floor | Type           | Dimensions   | Floor | Type      | Dimensions   | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-----------|--------------|-------|------|------------|
| Main  | Living Room    | 13'10 x 13'9 | Below | Flex Room | 12'11 x 11'9 |       |      | x          |
| Main  | Dining Room    | 13'6 x 12'   |       |           | x            |       |      | x          |
| Main  | Kitchen        | 14' x 10'6   |       |           | x            |       |      | x          |
| Main  | Eating Area    | 13'11 x 8'11 |       |           | x            |       |      | x          |
| Main  | Master Bedroom | 12'3 x 11'   |       |           | x            |       |      | x          |
| Main  | Bedroom        | 11'3 x 9'2   |       |           | x            |       |      | x          |
| Main  | Den            | 9'5 x 6'10   |       |           | x            |       |      | x          |
| Below | Recreation     | 13' x 8'7    |       |           | x            |       |      | x          |
| Below | Bedroom        | 12'11 x 10'8 |       |           | x            |       |      |            |
| Below | Storage        | 10'11 x 10'8 |       |           | x            |       |      |            |

Finished Floor (Main): **1,248**  
Finished Floor (Above): **0**  
Finished Floor (Below): **687**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,935 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,935 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Fully Finished, Part**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **RE/MAX Advantage Realty**

**Great 3 bedroom + den, 2 bath, 1935 sq ft starter home on quiet Heights street close to transit, schools, parks & shopping. This 1912 home was added onto in 1955 and renovated again in 2006 & 2010. Home has been gutted to the studs & features an open plan, oak kitchen, Island, high ceilings, hardwood & slate flooring, 2 updated baths with heated floors, jacuzzi tub, steam shower, updated electrical (200 amps), good sized rooms, French doors to back deck & 8 year old hot tub, patio & double garage. Also has a finished 6'2 height basement + crawl space storage, newer furnace, washer dryer, microwave & 8 year old roof. 33' x 118' view lot. Zone RS1. Shows well!**



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**Active**  
**R2329703**  
Board: V  
House/Single Family

**208 BLACKMAN STREET**

New Westminster  
GlenBrooke North  
V3L 2A7

Residential Detached

**\$880,000** (LP)

(SP)



|                                    |  |              |                                  |
|------------------------------------|--|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet):                                       | <b>52.00</b> | Original Price: <b>\$880,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:  | <b>3</b>     | Approx. Year Built: <b>1953</b>  |
| Depth / Size: <b>116</b>           | Bathrooms:   | <b>2</b>     | Age: <b>66</b>                   |
| Lot Area (sq.ft.): <b>6,032.00</b> | Full Baths:  | <b>2</b>     | Zoning: <b>RS-1</b>              |
| Flood Plain: <b>No</b>             | Half Baths:  | <b>0</b>     | Gross Taxes: <b>\$4,451.87</b>   |
| Rear Yard Exp: <b>South</b>        |  |              | For Tax Year: <b>2018</b>        |
| Council Apprv?:                    |  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |  |              | P.I.D.: <b>001-948-695</b>       |
|                                    |  |              | Tour:                            |
| View:                              | <b>Yes: S/E</b>  |              |                                  |
| Complex / Subdiv:                  | <b>GLENBROOKE NORTH</b>                                |              |                                  |
| Services Connected:                | <b>Electricity, Natural Gas, Sanitary Sewer, Water</b> |              |                                  |

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
Parking: **Open, RV Parking Avail.**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP2620 LT 28 LD 36. SUBURBAN BLOCK 14, OF LT7.**

Amenities:

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**

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

| Floor | Type           | Dimensions   | Floor | Type    | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|------------|-------|------|------------|
| Main  | Living Room    | 15'10 x 12'2 | Below | Storage | 12'5 x 6'9 |       |      | x          |
| Main  | Dining Room    | 11' x 9'4    |       |         | x          |       |      | x          |
| Main  | Kitchen        | 11'5 x 10'6  |       |         | x          |       |      | x          |
| Main  | Eating Area    | 10'4 x 9'9   |       |         | x          |       |      | x          |
| Main  | Master Bedroom | 12' x 10'4   |       |         | x          |       |      | x          |
| Main  | Bedroom        | 11'3 x 10'3  |       |         | x          |       |      | x          |
| Below | Recreation     | 15' x 11'2   |       |         | x          |       |      | x          |
| Below | Bedroom        | 15'4 x 11'2  |       |         | x          |       |      | x          |
| Below | Flex Room      | 15'1 x 9'11  |       |         | x          |       |      |            |
| Below | Utility        | 21'0 x 7'5   |       |         | x          |       |      |            |

|                            |                      |                                |      |       |             |           |                |
|----------------------------|----------------------|--------------------------------|------|-------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>1,125</b>         | # of Rooms: <b>11</b>          | Bath | Floor | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>1</b>        | 1    | Main  | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>2</b>          | 2    | Bsmt  | <b>3</b>    | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>610</b>           | Suite:                         | 3    |       |             |           | Pool:          |
| Finished Floor (Total):    | <b>1,735 sq. ft.</b> | Crawl/Bsmt. Height:            | 4    |       |             |           | Garage Sz:     |
|                            |                      | Beds in Basement: <b>0</b>     | 5    |       |             |           | Door Height:   |
| Unfinished Floor:          | <b>323</b>           | Basement: <b>Full</b>          | 6    |       |             |           |                |
| Grand Total:               | <b>2,058 sq. ft.</b> | Beds not in Basement: <b>3</b> | 7    |       |             |           |                |
|                            |                      |                                | 8    |       |             |           |                |

Listing Broker(s): **RE/MAX Advantage Realty**

**Glenbrooke North - convenient family neighborhood with excellent walk ability to all 3 levels of schools (NWSS, Herbert Spencer Elem. + Glenbrooke North Middle). Quiet street near McBride Plaza, Canada Games Pool, Queens Park, bus + transit routes. Excellent VALUE! Build your dream home - or renovate: 3 yr old roof, double windows, hardwood floors! High bsmt with sep. entry~easy suite conversion. Needs TLC... priced to sell!! 52 x 116 lot= 6032 sq ft.**



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**Active**  
**R2329737**

Board: V  
House/Single Family

**212 BLACKMAN STREET**

New Westminster  
GlenBrooke North  
V3L 2A7

Residential Detached

**\$884,900** (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$884,900**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1913**  
Depth / Size: **116.1** Bathrooms: **1** Age: **106**  
Lot Area (sq.ft.): **6,037.20** Full Baths: **1** Zoning: **RS-1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,383.70**  
Rear Yard Exp: **South** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **010-628-649**  
Tour:

View: **Yes: SOUTH OVER YARD FROM SUNDECK**  
Complex / Subdiv: **GLENBROOKE NORTH**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Addition**  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **0** Parking Access: **Side**  
Parking: **Open**  
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Mixed, Softwood**

Legal: **PL NWP2620 LT 27 LD 36. SUBURBAN BLOCK 14, OF LT7.**

Amenities:

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

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

| Floor | Type           | Dimensions    | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12'10 x 11'10 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 15'3 x 10'1   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 13'6 x 9'9    |       |      | x          |       |      | x          |
| Main  | Office         | 13'8 x 10'1   |       |      | x          |       |      | x          |
| Above | Master Bedroom | 13'1 x 11'    |       |      | x          |       |      | x          |
| Above | Den            | 12' x 10'     |       |      | x          |       |      | x          |
| Below | Bedroom        | 13'8 x 12'5   |       |      | x          |       |      | x          |
| Below | Utility        | 24'7 x 22'2   |       |      | x          |       |      | x          |
| Below | Laundry        | 0'0 x 0'0     |       |      | x          |       |      | x          |
|       |                | x             |       |      | x          |       |      |            |

Finished Floor (Main): **681**  
Finished Floor (Above): **398**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **222**  
Finished Floor (Total): **1,301 sq. ft.**  
  
Unfinished Floor: **578**  
Grand Total: **1,879 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **3**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **2**  
Basement: **Full**

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

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **RE/MAX Advantage Realty**

**OPEN HOUSE JAN 12 (12-2)& Jan 13 (2:30-4:30) Glenbrooke North family neighborhood. Excellent quiet street and location! Just steps to all 3 levels of schools (NWSS, Herbert Spencer Elem. + Glenbrooke Middle) plus Queens Park, McBride Shopping Plaza, Canada Games Pool, Queens Park, bus + transit routes. This petite character home has high ceilings, fir floors, 1 bdrm & den up, with second bdrm in basement. Perfect little starter home for couple or small family. Big back yard with storage shed for your pets or children. EXCELLENT VALUE ! Build your dream home as it is priced to sell at LOT VALUE! 52 x 116 lot= 6032 sq. ft. OPPORTUNITY KNOCKS!**





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**Active**  
**R2292771**  
Board: V  
House/Single Family

**806 EWEN AVENUE**

New Westminster  
Queensborough  
V3M 5C5

Residential Detached

**\$898,000** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>35.00</b> | Original Price: <b>\$898,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>5</b>     | Approx. Year Built: <b>1900</b>  |
| Depth / Size: <b>122</b>           | Bathrooms:       | <b>1</b>     | Age: <b>118</b>                  |
| Lot Area (sq.ft.): <b>4,270.00</b> | Full Baths:      | <b>1</b>     | Zoning: <b>RQ-1</b>              |
| Flood Plain:                       | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$3,263.81</b>   |
| Rear Yard Exp:                     |                  |              | For Tax Year: <b>2017</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>007-312-776</b>       |
|                                    |                  |              | Tour:                            |

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Patio(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: Parking Access: **Front**  
Parking: **Open**  
Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Mixed**

Legal: **PL NWP2620 LT 2 BLK 21 DL 757 LD 36. GRP 1**

Amenities:

Site Influences: **Central Location, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 13'3 x 12'0 |       |      | x          |       |      | x          |
| Main  | Kitchen        | 12'0 x 11'2 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 13'6 x 8'7  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'1 x 8'0   |       |      | x          |       |      | x          |
| Main  | Storage        | 7'0 x 6'0   |       |      | x          |       |      | x          |
| Above | Master Bedroom | 12'0 x 11'3 |       |      | x          |       |      | x          |
| Above | Bedroom        | 11'1 x 7'6  |       |      | x          |       |      | x          |
| Above | Bedroom        | 10'0 x 7'8  |       |      | x          |       |      | x          |
|       |                | x           |       |      | x          |       |      |            |
|       |                | x           |       |      | x          |       |      |            |

|                            |                      |                            |                                |      |             |             |           |                |
|----------------------------|----------------------|----------------------------|--------------------------------|------|-------------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>783</b>           | # of Rooms:                | <b>8</b>                       | Bath | Floor       | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>342</b>           | # of Kitchens:             | <b>1</b>                       | 1    | <b>Main</b> | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:               | <b>2</b>                       | 2    |             |             |           | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite:                     | <b>None</b>                    | 3    |             |             |           | Pool:          |
| Finished Floor (Total):    | <b>1,125 sq. ft.</b> | Crawl/Bsmt. Height:        |                                | 4    |             |             |           | Garage Sz:     |
|                            |                      | Beds in Basement: <b>0</b> | Beds not in Basement: <b>5</b> | 5    |             |             |           | Door Height:   |
| Unfinished Floor:          | <b>0</b>             | Basement:                  | <b>None</b>                    | 6    |             |             |           |                |
| Grand Total:               | <b>1,125 sq. ft.</b> |                            |                                | 7    |             |             |           |                |
|                            |                      |                            |                                | 8    |             |             |           |                |

Listing Broker(s): **Team 3000 Realty Ltd.**

**Attention First-time Homebuyers, Builders and Investors!!! Buy this home and you will be within few steps away from all amenities, schools, parks, transit and shopping. Why buy a townhome when you can buy a detached home located in a very Central Location in New Westminster? Some updates may be needed to suit your taste... or build your New home on this approximately 4300 sf lot. This is an Excellent Investment property!!!**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
Phone: 778-926-6464  
www.nikkicvit.ca  
nikkic@remax.net



**Active**  
**R2331481**  
Board: V  
House/Single Family

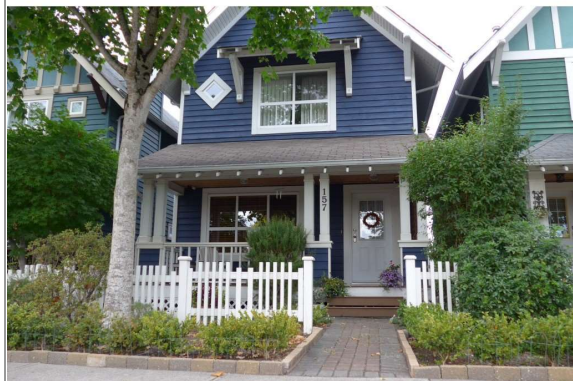
**157 FOUNDRY ROW**

New Westminster  
Queensborough  
V3M 6X5

Residential Detached

**\$898,800** (LP)

(SP)



Sold Date: Frontage (feet): **26.00** Original Price: **\$898,800**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1997**  
Depth / Size: **110.53** Bathrooms: **4** Age: **22**  
Lot Area (sq.ft.): **2,874.00** Full Baths: **3** Zoning: **RT-2D**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,785.63**  
Rear Yard Exp: **North** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?:  
If new, GST/HST inc?: P.I.D.: **023-698-055**  
Tour:

View: :  
Complex / Subdiv: **Port Royal**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard, Electric, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front, Rear**  
Parking: **Garage; Double**

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

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

Legal: **PL LMP31942 LT 42 DL 757 LD 36. GROUP 1.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12' x 12'  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 9' x 8'    |       |      | x          |       |      | x          |
| Main  | Dining Room    | 12' x 8'   |       |      | x          |       |      | x          |
| Main  | Eating Area    | 8' x 7'    |       |      | x          |       |      | x          |
| Main  | Family Room    | 15' x 10'  |       |      | x          |       |      | x          |
| Main  | Foyer          | 7' x 6'    |       |      | x          |       |      | x          |
| Above | Master Bedroom | 13' x 12'  |       |      | x          |       |      | x          |
| Above | Bedroom        | 11' x 9'   |       |      | x          |       |      | x          |
| Above | Bedroom        | 10' x 6'   |       |      | x          |       |      |            |
| Above | Loft           | 22' x 19'  |       |      | x          |       |      |            |

Finished Floor (Main): **709**  
Finished Floor (Above): **991**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,700 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,700 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

| Bath | Floor        | # of Pieces | Ensuite?   |
|------|--------------|-------------|------------|
| 1    | <b>Main</b>  | <b>2</b>    | <b>No</b>  |
| 2    | <b>Above</b> | <b>4</b>    | <b>No</b>  |
| 3    | <b>Above</b> | <b>4</b>    | <b>Yes</b> |
| 4    | <b>Above</b> | <b>4</b>    | <b>Yes</b> |
| 5    |              |             |            |
| 6    |              |             |            |
| 7    |              |             |            |
| 8    |              |             |            |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Oneflatfee.ca**

**Arrive home in Port Royal to this Craftsman style HOUSE w/rarely available double garage (4 yrs) w/fantastic CARRIAGE SUITE above (potential in-law suite, teens space, office, rental)! This home is 3 br, 3.5 ba. w/walk-in closet and ensuite in the master. 9 ft ceilings on the main, a bright kitchen and flexibility for living, dining & family areas. Find attention to detail & wonderful updates throughout. Has an easy-to-care-for semi-private, gated, landscaped backyard w/deck. Steps to parks, community gardens, the QB Trail & ferry, restaurants & a short drive to many amenities. With transit across the street, EASY ACCES to HWY 91 and the Queensborough bridge, you have a fantastic opportunity to live in a great neighbourhood.**



Presented by:  
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**Active**  
**R2315737**

Board: V  
House/Single Family

**245 PEMBINA STREET**

New Westminster  
Queensborough  
V3M 5J3

Residential Detached

**\$899,900** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>50.00</b> | Original Price: <b>\$933,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>3</b>     | Approx. Year Built: <b>1939</b>  |
| Depth / Size: <b>116.6</b>         | Bathrooms:       | <b>1</b>     | Age: <b>79</b>                   |
| Lot Area (sq.ft.): <b>5,800.00</b> | Full Baths:      | <b>1</b>     | Zoning: <b>RQ1</b>               |
| Flood Plain: <b>Yes</b>            | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$162.19</b>     |
| Rear Yard Exp:                     |                  |              | For Tax Year: <b>2018</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>005-997-071</b>       |
|                                    |                  |              | Tour:                            |

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

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

Total Parking: **2** Covered Parking: Parking Access: **Rear**  
Parking: **Open**  
Dist. to Public Transit: **1 Blk** Dist. to School Bus: **3 Blk**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **Yes: Greenhouses front and back.**  
Floor Finish: **Hardwood, Laminate, Mixed**

Legal: **PL NWP2562 LT 27 DL 757 LD 36. GROUP 1.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type        | Dimensions    | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|---------------|-------|------|------------|-------|------|------------|
| Main  | Living Room | 13'10 x 12'   |       |      | x          |       |      | x          |
| Main  | Dining Room | 12'7 x 9'10   |       |      | x          |       |      | x          |
| Main  | Kitchen     | 11'11 x 11'11 |       |      | x          |       |      | x          |
| Main  | Nook        | 7'10 x 4'10   |       |      | x          |       |      | x          |
| Main  | Bedroom     | 12'7 x 9'10   |       |      | x          |       |      | x          |
| Above | Bedroom     | 11'6 x 10'    |       |      | x          |       |      | x          |
| Above | Bedroom     | 11'6 x 10'    |       |      | x          |       |      | x          |
|       |             | x             |       |      | x          |       |      | x          |
|       |             | x             |       |      | x          |       |      | x          |
|       |             | x             |       |      | x          |       |      | x          |

|  |   |      |       |             |          |                |
|--|---|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>625</b>          | # of Rooms: <b>7</b>                                      | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above): <b>322</b>         | # of Kitchens: <b>1</b>                                   | 1    | Main  | 4           | No       | Barn:          |
| Finished Floor (Below): <b>0</b>           | # of Levels: <b>2</b>                                     | 2    |       |             |          | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>        | Suite: <b>None</b>  | 3    |       |             |          | Pool:          |
| Finished Floor (Total): <b>947 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |       |             |          | Garage Sz:     |
|  | Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b> | 5    |       |             |          | Door Height:   |
| Unfinished Floor: <b>625</b>               | Basement: <b>Unfinished</b>                               | 6    |       |             |          |                |
| Grand Total: <b>1,572 sq. ft.</b>          |   | 7    |       |             |          |                |
|  |   | 8    |       |             |          |                |

Listing Broker(s): **RE/MAX Crest Realty**

**1930's Character home with original fir flooring on the main level. It's a gardeners' paradise if you are a hobby farmer this home is for you! Seller runs a farm-based business on the property. Home sold without business. Centrally located in a growing community with easy access to all of the lower mainland, 20 min to YVR, 30ish min to DT. Family oriented with great parks, schools and community center. Easy access to Queensborough Landing, Lowes, Starlight, transit and the Q2Q ferry and SkyTrain. Fenced and private yard and gorgeous landscaping. High efficiency furnace and resurfaced driveway. Call for your private viewing. OPEN HOUSE DEC 1, 2-4 PM Come check out this quaint home.**





Presented by:  
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**Active**  
**R2314734**

Board: V  
House/Single Family

**205 NINTH STREET**

New Westminster  
Uptown NW  
V3M 3V2

Residential Detached

**\$938,000** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>47.80</b> | Original Price: <b>\$938,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>3</b>     | Approx. Year Built: <b>1901</b>  |
| Depth / Size: <b>66</b>            | Bathrooms:       | <b>1</b>     | Age: <b>117</b>                  |
| Lot Area (sq.ft.): <b>3,154.00</b> | Full Baths:      | <b>1</b>     | Zoning: <b>RS-1</b>              |
| Flood Plain: <b>No</b>             | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$3,310.99</b>   |
| Rear Yard Exp:                     |                  |              | For Tax Year: <b>2018</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>013-333-615</b>       |
|                                    |                  |              | Tour:                            |

View: :

Complex / Subdiv:

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

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

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit: **0.5** Dist. to School Bus: **0.5**  
Title to Land: **Freehold NonStrata**

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

Legal: **PL NWP2620 LT 1 BLK 5 LD 36. PARCEL B, (REF PL NWP2061) & OF LOTS 19, 20 & 21.**

Amenities:

Site Influences: **Shopping Nearby**

Features: **Clothes Washer/Dryer, Refrigerator, Security System, Stove**

| Floor | Type        | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|-------------|------------|-------|------|------------|-------|------|------------|
| Main  | Kitchen     | 17' x 10'  |       |      | x          |       |      | x          |
| Main  | Living Room | 18' x 11'  |       |      | x          |       |      | x          |
| Main  | Bedroom     | 12' x 11'  |       |      | x          |       |      | x          |
| Main  | Bedroom     | 11' x 10'  |       |      | x          |       |      | x          |
| Main  | Bedroom     | 11' x 10'  |       |      | x          |       |      | x          |
| Main  | Laundry     | 6' x 5'    |       |      | x          |       |      | x          |
|       |             | x          |       |      | x          |       |      | x          |
|       |             | x          |       |      | x          |       |      | x          |
|       |             | x          |       |      | x          |       |      | x          |
|       |             | x          |       |      | x          |       |      | x          |

Finished Floor (Main): **1,131**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,131 sq. ft.**  
  
Unfinished Floor: **1,053**  
Grand Total: **2,184 sq. ft.**

# of Rooms: **6**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Unfinished**

|      |             |             |           |
|------|-------------|-------------|-----------|
| Bath | Floor       | # of Pieces | Ensuite?  |
| 1    | <b>Main</b> | <b>4</b>    | <b>No</b> |
| 2    |             |             |           |
| 3    |             |             |           |
| 4    |             |             |           |
| 5    |             |             |           |
| 6    |             |             |           |
| 7    |             |             |           |
| 8    |             |             |           |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **LeHomes Realty**

**Jewel of a location, this heritage home in the "Brow of the hill" area is within easy walking distance of urban amenities in New Westminster - shopping, skytrain, school and Douglas College. Across the street enjoy Simcoe Park, tennis courts and the city garden plots. High 12 foot ceilings in Entrance and Living Room create a bright and spacious feeling - the living room and 3 bedrooms have original wood flooring and trim. Full basement, never developed, has lots of potential and awaits your renovation ideas. Exterior wood siding, entrance porch where you can sit and enjoy the view of the river and the city beyond. Easy maintenance yard with established grapevine, stunning wisteria.**





Presented by:  
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**Active**  
**R2327867**

Board: V  
House/Single Family

**283 FURNESS STREET**

New Westminster  
Queensborough  
V3M 0B4

Residential Detached

**\$945,000** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>26.00</b> | Original Price: <b>\$975,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>3</b>     | Approx. Year Built: <b>2008</b>  |
| Depth / Size: <b>98.4</b>          | Bathrooms:       | <b>3</b>     | Age: <b>11</b>                   |
| Lot Area (sq.ft.): <b>2,558.00</b> | Full Baths:      | <b>2</b>     | Zoning: <b>RT-2D</b>             |
| Flood Plain:                       | Half Baths:      | <b>1</b>     | Gross Taxes: <b>\$3,769.40</b>   |
| Rear Yard Exp:                     |                  |              | For Tax Year: <b>2018</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>   |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>026-414-953</b>       |
|                                    |                  |              | Tour: <b>Virtual Tour URL</b>    |

View: **:**  
Complex / Subdiv: **PORT ROYAL**  
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **2**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL BCP19020 LT 64 DL 757 LD 36. GROUP 1.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Hot Water Dispenser, Smoke Alarm**

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 12'0 x 12'0 |       |      | x          |       |      | x          |
| Main  | Dining Room    | 12'0 x 11'2 |       |      | x          |       |      | x          |
| Main  | Study          | 6'7 x 7'7   |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8'4 x 9'1   |       |      | x          |       |      | x          |
| Main  | Family Room    | 10'0 x 9'4  |       |      | x          |       |      | x          |
| Main  | Nook           | 9'4 x 8'4   |       |      | x          |       |      | x          |
| Above | Master Bedroom | 12'3 x 12'4 |       |      | x          |       |      | x          |
| Above | Bedroom        | 9'0 x 13'0  |       |      | x          |       |      | x          |
| Above | Bedroom        | 9'0 x 10'3  |       |      | x          |       |      |            |
| Above | Laundry        | 4'0 x 5'4   |       |      | x          |       |      |            |

Finished Floor (Main): **1,627**  
Finished Floor (Above): **0**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,627 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **1,627 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

| Bath | Floor        | # of Pieces | Ensuite?   |
|------|--------------|-------------|------------|
| 1    | <b>Main</b>  | <b>2</b>    | <b>No</b>  |
| 2    | <b>Above</b> | <b>4</b>    | <b>Yes</b> |
| 3    | <b>Above</b> | <b>4</b>    | <b>No</b>  |
| 4    |              |             |            |
| 5    |              |             |            |
| 6    |              |             |            |
| 7    |              |             |            |
| 8    |              |             |            |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Team 3000 Realty Ltd.**

**Welcome to "Port Royal". Rare opportunity to own this gorgeously maintained 3 bedroom, 3 bathroom craftsman style home. These homes were crafted with care and offer 9ft exposed cedar beam ceilings, skylights, hardwood floors, 2 gas fireplaces, laundry room with sink, and detached 2 car garage. The home has recently had many upgrades sparing no expense! New on-demand high efficiency Lochinvar hot water system installed in 2017. New LG washer/dryer, instant hot water tap, and Delta touch faucet. And for those looking to enjoy a nice bbq on the large patio, a natural gas hook-up was installed. Master bath tastefully renovated in 2017. Stainless steel appliances, granite counters, and built in vacuum! You must see this one! Open House Jan 13th, 2-4pm.**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2311774**  
Board: V  
House/Single Family

**512 ST. GEORGE STREET**  
New Westminster  
Queens Park  
V3L 1L2

Residential Detached  
**\$949,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$1,169,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1892**  
Depth / Size: **132** Bathrooms: **3** Age: **126**  
Lot Area (sq.ft.): **4,356.00** Full Baths: **3** Zoning: **RS-1**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,498.53**  
Rear Yard Exp: **South** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **012-988-251**  
Tour:  
View: **Yes: SOUTHERN VIEW FROM UPPER FLOOR**  
Complex / Subdiv: **QUEEN'S PARK**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing:  
R.I. Fireplaces: **1**

Total Parking: Covered Parking: **2** Parking Access:  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **NEAR**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed, Softwood**

Legal: **PL NWP2620 LT 19 BLK H LD 36. PART W 1/2, ST GEORGE'S SQUARE.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer, Drapes/Window Coverings, Refrigerator, Stove**

| Floor        | Type           | Dimensions       | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|----------------|------------------|-------|------|------------|-------|------|------------|
| <b>Main</b>  | <b>Bedroom</b> | <b>10' x 10'</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Bedroom</b> | <b>10' x 10'</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Bedroom</b> | <b>10' x 10'</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                | <b>x</b>         |       |      | <b>x</b>   |       |      | <b>x</b>   |

|  |   |      |              |             |           |                |
|--|---|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): <b>1,125</b>          | # of Rooms: <b>3</b>                                      | Bath | Floor        | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above): <b>971</b>           | # of Kitchens: <b>0</b>                                   | 1    | <b>Main</b>  | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below): <b>0</b>             | # of Levels: <b>3</b>                                     | 2    | <b>Main</b>  | <b>3</b>    | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): <b>1,125</b>      | Suite: <b>Legal Suite, Licensed Suite</b>                 | 3    | <b>Above</b> | <b>4</b>    | <b>No</b> | Pool:          |
| Finished Floor (Total): <b>3,221 sq. ft.</b> | Crawl/Bsmt. Height:                                       | 4    |              |             |           | Garage Sz:     |
|  | Beds in Basement: <b>0</b> Beds not in Basement: <b>3</b> | 5    |              |             |           | Door Height:   |
| Unfinished Floor: <b>0</b>                   | Basement: <b>Unfinished</b>                               | 6    |              |             |           |                |
| Grand Total: <b>3,221 sq. ft.</b>            |   | 7    |              |             |           |                |
|  |   | 8    |              |             |           |                |

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

**Three legal suites comprise this Queen's Park old timer. Originally built in 1892, there are 2 one-bedroom suites on the main floor, front and back and a large one-bedroom suite above. Each suite has its own hot water tank and there's a coin operated clothes washer and dryer in unfinished basement. Long-time tenants require a minimum 24 hours notice to show. Call to arrange your appointment to view.**



Presented by:  
**Nikki Cvitanovic**

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nikkic@remax.net



**Active**  
**R2332105**

Board: V  
House/Single Family

**355 SHERBROOKE STREET**

New Westminster  
Sapperton  
V3L 3M8

Residential Detached

**\$949,900** (LP)   
(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$949,900**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1949**  
Depth / Size: **88** Bathrooms: **2** Age: **70**  
Lot Area (sq.ft.): **4,576.00** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,120.77**  
Rear Yard Exp: **Northeast** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-092-751**  
Tour:  
View: **Yes: RIVER & MTNS**  
Complex / Subdiv: **Sapperton**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Stucco**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly** Reno. Year: **2010**  
# of Fireplaces: **1** R.I. Plumbing:  
Fireplace Fuel: **Wood** R.I. Fireplaces:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **1** Parking Access: **Rear**  
Parking: **Carport; Single, Open**  
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Hardwood, Tile**

Legal: **PL NWP4364 LT 44 LD 36. SUBURBAN BLOCK 3, GROUP 1.**

Amenities: **None**

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert, Security System**

| Floor | Type           | Dimensions   | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 15'10 x 13'  |       |      | x          |       |      | x          |
| Main  | Dining Room    | 10'10 x 9'4  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 10'11 x 10'9 |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 11'6 x 11'3  |       |      | x          |       |      | x          |
| Main  | Bedroom        | 9'11 x 9'    |       |      | x          |       |      | x          |
| Bsmt  | Living Room    | 12'11 x 12'4 |       |      | x          |       |      | x          |
| Bsmt  | Eating Area    | 13'7 x 10'11 |       |      | x          |       |      | x          |
| Bsmt  | Bedroom        | 10'11 x 8'10 |       |      | x          |       |      | x          |
| Bsmt  | Bedroom        | 10'6 x 9'5   |       |      | x          |       |      | x          |
| Bsmt  | Storage        | 0'0 x 0'0    |       |      | x          |       |      |            |

|                            |                      |                                       |      |       |             |           |                |
|----------------------------|----------------------|---------------------------------------|------|-------|-------------|-----------|----------------|
| Finished Floor (Main):     | <b>969</b>           | # of Rooms: <b>10</b>                 | Bath | Floor | # of Pieces | Ensuite?  | Outbuildings   |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>1</b>               | 1    | Main  | <b>4</b>    | <b>No</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels: <b>2</b>                 | 2    | Bsmt  | <b>4</b>    | <b>No</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>969</b>           | Suite: <b>Other</b>                   | 3    |       |             |           | Pool:          |
| Finished Floor (Total):    | <b>1,938 sq. ft.</b> | Crawl/Bsmt. Height:                   | 4    |       |             |           | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>2</b>            | 5    |       |             |           | Door Height:   |
| Grand Total:               | <b>1,938 sq. ft.</b> | Beds not in Basement: <b>2</b>        | 6    |       |             |           |                |
|                            |                      | Basement: <b>Full, Fully Finished</b> | 7    |       |             |           |                |
|                            |                      |                                       | 8    |       |             |           |                |

Listing Broker(s): **RE/MAX Advantage Realty**

**BEST VALUE FOR HOME OWNERSHIP IN NEW WEST!** Beautifully cared for 1949 home with gleaming h/w floors on main, complete kitchen reno in 2010 with new cabinets, granite counters, tile back splash, floors, and S/S appliances. Large windows thru out with very lovely River and Mtn views. Dining Room can fit large table & hutch. W/B fireplace in the living room keeps the main area cozy warm in winter. 2 spacious bedrooms on main with a nicely updated bathroom. Full height bsmt with separate entrance, 2 bedrooms, updated living area, huge storage room, full 4 piece bath and laundry. Potential Great Suite if rental is needed. Furnace & Hotwater tank updated 2-3 years ago. Large elevated sundeck over carport: Fantastic views. Steps to transit, parks, skytrain, schools, shopping. OPEN HOUSE SAT & SUN



Presented by:  
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**Active**  
**R2328354**  
Board: V  
House/Single Family

**1109 SEVENTH AVENUE**  
New Westminster  
Moody Park  
V3M 2J6

Residential Detached  
**\$950,000** (LP)  
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$950,000**  
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1929**  
Depth / Size: **132** Bathrooms: **2** Age: **90**  
Lot Area (sq.ft.): **4,356.00** Full Baths: **2** Zoning: **NR-1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,817.28**  
Rear Yard Exp: For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-567-802**  
Tour: **Virtual Tour URL**

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

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

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

Total Parking: Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport & Garage, RV Parking Avail.**  
Dist. to Public Transit: **close** Dist. to School Bus: **close**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL 2620 LT 44 E 1/2 OF LT 4&5 SBL 11 LD 37**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features:

| Floor                      | Type                 | Dimensions                     | Floor | Type      | Dimensions  | Floor     | Type                      | Dimensions |
|----------------------------|----------------------|--------------------------------|-------|-----------|-------------|-----------|---------------------------|------------|
| Main                       | Living Room          | 14'2 x 20'2                    | Below | Flex Room | 7' x 13'2   |           |                           | x          |
| Main                       | Dining Room          | 13'1 x 14'2                    |       |           | x           |           |                           | x          |
| Main                       | Kitchen              | 5'7 x 18'                      |       |           | x           |           |                           | x          |
| Main                       | Master Bedroom       | 11'4 x 14'1                    |       |           | x           |           |                           | x          |
| Main                       | Bedroom              | 11'4 x 10'11                   |       |           | x           |           |                           | x          |
| Main                       | Foyer                | 6'11 x 5'5                     |       |           | x           |           |                           | x          |
| Below                      | Storage              | 13'3 x 12'2                    |       |           | x           |           |                           | x          |
| Below                      | Laundry              | 11'4 x 8'4                     |       |           | x           |           |                           | x          |
| Below                      | Recreation           | 18'4 x 17'2                    |       |           | x           |           |                           |            |
| Below                      | Storage              | 6'7 x 3'10                     |       |           | x           |           |                           |            |
| Finished Floor (Main):     | <b>1,163</b>         | # of Rooms: <b>11</b>          | Bath  | Floor     | # of Pieces | Ensuite?  | Outbuildings              |            |
| Finished Floor (Above):    | <b>0</b>             | # of Kitchens: <b>1</b>        | 1     | Main      | <b>4</b>    | <b>No</b> | Barn:                     |            |
| Finished Floor (Below):    | <b>724</b>           | # of Levels: <b>2</b>          | 2     | Below     | <b>3</b>    | <b>No</b> | Workshop/Shed:            |            |
| Finished Floor (Basement): | <b>0</b>             | Suite:                         | 3     |           |             |           | Pool:                     |            |
| Finished Floor (Total):    | <b>1,887 sq. ft.</b> | Crawl/Bsmt. Height:            | 4     |           |             |           | Garage Sz: <b>18 x 12</b> |            |
| Unfinished Floor:          | <b>306</b>           | Beds in Basement: <b>0</b>     | 5     |           |             |           | Door Height: <b>6'6</b>   |            |
| Grand Total:               | <b>2,193 sq. ft.</b> | Basement: <b>Full</b>          | 6     |           |             |           |                           |            |
|                            |                      | Beds not in Basement: <b>2</b> | 7     |           |             |           |                           |            |
|                            |                      |                                | 8     |           |             |           |                           |            |

Listing Broker(s): **RE/MAX 2000 Realty**

**RE/MAX 2000 Realty**

**Well loved West End home has only known 3 families in her 90 years. She is in an area that suits her age in that the streets are quieter and people know their neighbors. This lady is proud of her current condition. There have been lots of major upgrades since she turned 75. Plumbing, electrical, windows, roof, heating, air conditioning, kitchen, bathroom just to name some. You could say she has a new lease on life. Lane access gives family parking for three cars so guest have good street access. Walking in the area takes you to schools, parks, recreation, shopping and transit. Come see this lovely lady.**





Presented by:  
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**Active**  
**R2323158**  
Board: V  
House/Single Family

**155 DOCKSIDE COURT**  
New Westminster  
Queensborough  
V3M 0B2

Residential Detached  
**\$958,000** (LP)  
(SP)



Sold Date: Frontage (feet): **27.10** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **2007**  
Depth / Size: **94.90** Bathrooms: **3** Age: **12**  
Lot Area (sq.ft.): **2,570.00** Full Baths: **2** Zoning: **RT-20**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,554.36**  
Rear Yard Exp: For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **026-027-356**  
Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Community, Electricity, Natural Gas, Water**

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

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

Total Parking: Covered Parking: Parking Access:  
Parking: **Carport; Single**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish:

Legal: **PL BCP12920 LT 104 DL 758 LD 36. GROUP 1.**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Fireplace Insert**

| Floor | Type           | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 11' x 6'   |       |      | x          |       |      | x          |
| Main  | Dining Room    | 11'6 x 9'6 |       |      | x          |       |      | x          |
| Main  | Kitchen        | 8'4 x 8'4  |       |      | x          |       |      | x          |
| Main  | Nook           | 7'9 x 7'   |       |      | x          |       |      | x          |
| Main  | Family Room    | 10' x 11'  |       |      | x          |       |      | x          |
| Above | Master Bedroom | 13'11 x 8' |       |      | x          |       |      | x          |
| Above | Bedroom        | 8' x 6'8   |       |      | x          |       |      | x          |
| Above | Bedroom        | 8' x 11'   |       |      | x          |       |      | x          |
| Above | Den            | 8' x 8'    |       |      | x          |       |      | x          |
|       |                | x          |       |      | x          |       |      |            |

Finished Floor (Main): **749**  
Finished Floor (Above): **710**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,459 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,459 sq. ft.**

# of Rooms: **9**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **None**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **None**

| Bath | Floor        | # of Pieces | Ensuite?   |
|------|--------------|-------------|------------|
| 1    | <b>Above</b> | <b>3</b>    | <b>Yes</b> |
| 2    | <b>Above</b> | <b>4</b>    | <b>No</b>  |
| 3    | <b>Main</b>  | <b>2</b>    | <b>No</b>  |
| 4    |              |             |            |
| 5    |              |             |            |
| 6    |              |             |            |
| 7    |              |             |            |
| 8    |              |             |            |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **RA Realty Alliance Inc.**

**Thompson's Landing -charming 3 bdrm & den 2 level home -Quality finishings throughout -Built by award winning Townline. Located in well established family-oriented neighborhood -Perfectly situated near schools, shopping, amenities and commuter routes.**



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**Active**  
**R2330315**  
Board: V  
House/Single Family

**143 DOCKSIDE COURT**

New Westminster  
Queensborough  
V3M 0B2

Residential Detached

**\$958,000** (LP)

(SP)



|                                    |                  |              |                                  |
|------------------------------------|------------------|--------------|----------------------------------|
| Sold Date:                         | Frontage (feet): | <b>27.00</b> | Original Price: <b>\$958,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>3</b>     | Approx. Year Built: <b>2007</b>  |
| Depth / Size: <b>96.5</b>          | Bathrooms:       | <b>3</b>     | Age: <b>12</b>                   |
| Lot Area (sq.ft.): <b>2,606.00</b> | Full Baths:      | <b>2</b>     | Zoning: <b>RT-2D</b>             |
| Flood Plain:                       | Half Baths:      | <b>1</b>     | Gross Taxes: <b>\$3,011.00</b>   |
| Rear Yard Exp: <b>East</b>         |                  |              | For Tax Year: <b>2017</b>        |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>Yes</b>  |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>026-027-372</b>       |
|                                    |                  |              | Tour:                            |

View: :  
Complex / Subdiv: **THOMPSON LANDING**  
Services Connected: **Community, Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey, Other**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric, Forced Air**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane, Rear**  
Parking: **Garage; Double**

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

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

Legal: **PL BCP12920 LT 106 DL 758 LD 36. GROUP 1.**

Amenities: **In Suite Laundry, Playground**

Site Influences: **Central Location, Lane Access, Paved Road, Private Setting, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave**

| Floor        | Type                  | Dimensions         | Floor | Type | Dimensions | Floor | Type | Dimensions |
|--------------|-----------------------|--------------------|-------|------|------------|-------|------|------------|
| <b>Above</b> | <b>Bedroom</b>        | <b>11'5 x 9'9</b>  |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Bedroom</b>        | <b>10'0 x 9'8</b>  |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Master Bedroom</b> | <b>13'0 x 13'0</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Above</b> | <b>Loft</b>           | <b>21'0 x 19'0</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Dining Room</b>    | <b>11'9 x 9'6</b>  |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Living Room</b>    | <b>12'0 x 12'0</b> |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Family Room</b>    | <b>12'0 x 9'0</b>  |       |      | <b>x</b>   |       |      | <b>x</b>   |
| <b>Main</b>  | <b>Kitchen</b>        | <b>9' x 10'</b>    |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                       | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |
|              |                       | <b>x</b>           |       |      | <b>x</b>   |       |      | <b>x</b>   |

Finished Floor (Main): **700**  
Finished Floor (Above): **1,080**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,780 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,780 sq. ft.**

# of Rooms: **8**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **3**  
Basement: **Crawl**

| Bath | Floor        | # of Pieces | Ensuite?   |
|------|--------------|-------------|------------|
| 1    | <b>Above</b> | <b>4</b>    | <b>Yes</b> |
| 2    | <b>Above</b> | <b>4</b>    | <b>No</b>  |
| 3    | <b>Main</b>  | <b>2</b>    | <b>No</b>  |
| 4    |              |             |            |
| 5    |              |             |            |
| 6    |              |             |            |
| 7    |              |             |            |
| 8    |              |             |            |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Team 3000 Realty Ltd.**

**Heritage style family home on a lovely tree-lined street in sought after Thompson's Landing. This one is a gem as it includes a seldom available detached spacious Loft/Den/4th bedroom above the garage. The main home features 3 bedrooms (up) and 2 bathrooms and a powder room down. Master bedroom is greeted with the morning sun and has a walk-in closet. Main level features 9 ft ceilings, crown mouldings, new paint. Kitchen has new gas stove, new fridge, and new built-in microwave. Low maintenance fenced backyard. Lovely curb appeal. A Must See! By appointment only.**



Presented by:  
**Nikki Cvitanovic**

RE/MAX Select Realty  
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nikkic@remax.net



**Active**  
**R2291747**  
Board: V  
House/Single Family

**922 BURNABY STREET**

New Westminster  
The Heights NW  
V3L 4W1

Residential Detached

**\$974,900** (LP)

(SP)



|                                    |                  |              |                                    |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date:                         | Frontage (feet): | <b>50.20</b> | Original Price: <b>\$1,049,000</b> |
| Meas. Type: <b>Feet</b>            | Bedrooms:        | <b>3</b>     | Approx. Year Built: <b>1948</b>    |
| Depth / Size: <b>100</b>           | Bathrooms:       | <b>2</b>     | Age: <b>71</b>                     |
| Lot Area (sq.ft.): <b>5,020.00</b> | Full Baths:      | <b>2</b>     | Zoning: <b>RS-1</b>                |
| Flood Plain:                       | Half Baths:      | <b>0</b>     | Gross Taxes: <b>\$3,822.55</b>     |
| Rear Yard Exp: <b>Southwest</b>    |                  |              | For Tax Year: <b>2018</b>          |
| Council Apprv?:                    |                  |              | Tax Inc. Utilities?: <b>No</b>     |
| If new, GST/HST inc?:              |                  |              | P.I.D.: <b>002-204-444</b>         |
|                                    |                  |              | Tour: <b>Virtual Tour URL</b>      |

View: **Yes: NORTH EAST VIEWS**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas**

Style of Home: **Rancher/Bungalow**  
Construction: **Frame - Wood**  
Exterior: **Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**  
Parking: **Carport; Multiple**  
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Mixed**

Legal: **PL NWP8430 LT 9 BLK E LD 36. SUBURBAN BLOCK 4.**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

| Floor | Type           | Dimensions   | Floor | Type      | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|-----------|-------------|-------|------|------------|
| Main  | Living Room    | 17'3 x 12'7  | Bsmt  | Flex Room | 14'2 x 13'9 |       |      | x          |
| Main  | Dining Room    | 8'4 x 7'2    | Bsmt  | Storage   | 6'4 x 3'2   |       |      | x          |
| Main  | Kitchen        | 10'1 x 9'11  |       |           | x           |       |      | x          |
| Main  | Laundry        | 0' x 0'      |       |           | x           |       |      | x          |
| Main  | Master Bedroom | 11'8 x 10'11 |       |           | x           |       |      | x          |
| Main  | Bedroom        | 10'1 x 9'8   |       |           | x           |       |      | x          |
| Bsmt  | Recreation     | 16'11 x 8'8  |       |           | x           |       |      | x          |
| Bsmt  | Bar Room       | 11'9 x 9'7   |       |           | x           |       |      | x          |
| Bsmt  | Laundry        | 10'7 x 3'1   |       |           | x           |       |      |            |
| Bsmt  | Bedroom        | 11'11 x 10'1 |       |           | x           |       |      |            |

Finished Floor (Main): **886**  
Finished Floor (Above): **0**  
Finished Floor (Below): **910**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,796 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,796 sq. ft.**

# of Rooms: **12**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **1** Beds not in Basement: **2**  
Basement: **Fully Finished, Separate Entry**

| Bath | Floor       | # of Pieces | Ensuite?  |
|------|-------------|-------------|-----------|
| 1    | <b>Main</b> | <b>4</b>    | <b>No</b> |
| 2    | <b>Bsmt</b> | <b>3</b>    | <b>No</b> |
| 3    |             |             |           |
| 4    |             |             |           |
| 5    |             |             |           |
| 6    |             |             |           |
| 7    |             |             |           |
| 8    |             |             |           |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **RE/MAX Central**

**RE/MAX Central**

**"The Heights". Beautiful North East Views, Mountain and Fraser River Views and Enjoy Mount Baker on a clear day. Home sits High side of the street. 2 Levels, 3 Bedrooms, 2 Laundries. Upper Level, Nice Hardwood Floors up with some updates, Kitchen was remodeled 2013. Some Double Glazed Windows. Roof was done in 2014. The Hot Water tank 2015, Furnace approx 2013. Double Carport off Rear Lane. Across from park, great for kids play. Walking distance to the Crest Plaza Shopping and Bus Transit, Close to Canada Games Pool. School Catchments, F W Howay Elementary School, Ecole Glenbrook Middle & New Westminster Secondary, Close to Douglas College and SFUniversity. Perfect Starter Home, or rent out and make a great investment. Close to Lougheed Mall, Korean Hannam Supermarket, Quay and Skytrain.**



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**Active**  
**R2326168**  
Board: V  
House/Single Family

**1215 NANAIMO STREET**

New Westminster  
West End NW  
V3M 2E8

Residential Detached

**\$988,000** (LP)  
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$999,999**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1912**  
Depth / Size: **123** Bathrooms: **2** Age: **107**  
Lot Area (sq.ft.): **4,059.00** Full Baths: **2** Zoning: **RT-1A**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,850.00**  
Rear Yard Exp: **Northwest** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **013-647-628**  
Tour: **Virtual Tour URL**

View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air**  
Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Asphalt**

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

Total Parking: **1** Covered Parking: **1** Parking Access:  
Parking: **Carport & Garage**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish:

Legal: **PL NWP2620 LT 16 LD 36. SUBURBAN BLOCK 11, PART E 1/2, OF LOT 7, HAVING A FRONTAGE OF 33 FT ON NANAIMO ST BY FULL DEPTH OF LOT & ADJOINING LOT 17.**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

| Floor | Type        | Dimensions   | Floor | Type    | Dimensions   | Floor | Type | Dimensions |
|-------|-------------|--------------|-------|---------|--------------|-------|------|------------|
| Main  | Living Room | 14' x 12'10  | Below | Bedroom | 12'2 x 10'8  |       |      | x          |
| Main  | Kitchen     | 15'3 x 11'10 | Below | Bedroom | 13'11 x 10'6 |       |      | x          |
| Main  | Dining Room | 10' x 12'1   |       |         | x            |       |      | x          |
| Main  | Laundry     | 6'5 x 7'5    |       |         | x            |       |      | x          |
| Main  | Foyer       | 8'6 x 4'5    |       |         | x            |       |      | x          |
| Main  | Bedroom     | 11' x 10'9   |       |         | x            |       |      | x          |
| Main  | Bedroom     | 11' x 10'    |       |         | x            |       |      | x          |
| Main  | Bedroom     | 12'6 x 7'    |       |         | x            |       |      | x          |
| Below | Kitchen     | 12'8 x 12'   |       |         | x            |       |      |            |
| Below | Living Room | 18' x 10'6   |       |         | x            |       |      |            |

|                            |                      |                            |                                |      |  |       |             |            |                |
|----------------------------|----------------------|----------------------------|--------------------------------|------|--|-------|-------------|------------|----------------|
| Finished Floor (Main):     | <b>1,202</b>         | # of Rooms:                | <b>12</b>                      | Bath |  | Floor | # of Pieces | Ensuite?   | Outbuildings   |
| Finished Floor (Above):    | <b>1,215</b>         | # of Kitchens:             | <b>2</b>                       | 1    |  | Main  | <b>4</b>    | <b>Yes</b> | Barn:          |
| Finished Floor (Below):    | <b>0</b>             | # of Levels:               | <b>2</b>                       | 2    |  | Below | <b>4</b>    | <b>Yes</b> | Workshop/Shed: |
| Finished Floor (Basement): | <b>0</b>             | Suite:                     | <b>Unauthorized Suite</b>      | 3    |  |       |             |            | Pool:          |
| Finished Floor (Total):    | <b>2,417 sq. ft.</b> | Crawl/Bsmt. Height:        |                                | 4    |  |       |             |            | Garage Sz:     |
| Unfinished Floor:          | <b>0</b>             | Beds in Basement: <b>0</b> | Beds not in Basement: <b>5</b> | 5    |  |       |             |            | Door Height:   |
| Grand Total:               | <b>2,417 sq. ft.</b> | Basement:                  | <b>Fully Finished</b>          | 6    |  |       |             |            |                |
|                            |                      |                            |                                | 7    |  |       |             |            |                |
|                            |                      |                            |                                | 8    |  |       |             |            |                |

Listing Broker(s): **RE/MAX City Realty**

**RE/MAX City Realty**

**Great West end neighbourhood home. Opportunity awaits for first time buyers, builders, investor or someone looking to build their dream home. 3 bdrs up with a 2 bdr suite down, a good mortgage helper. Updated kitchen with quartz countertop and new cabinet, brand new laminate flooring, new paint, new washrooms. Walking distance to Skytrain, close to schools, parks and shopping. All waiting for your reno ideas or hold and build. Rare RT1 Zoning, great for builder that wants to consolidate next door property to build a 4-plex. No oil tank, new roof, new outside paint.**





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**Active**  
**R2325839**  
Board: V  
House/Single Family

**222 TENTH AVENUE**

New Westminster  
GlenBrooke North  
V3L 2B2

Residential Detached

**\$989,000** (LP)

(SP)



Sold Date: Frontage (feet): **52.00** Original Price: **\$989,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1942**  
Depth / Size: **115.4** Bathrooms: **2** Age: **76**  
Lot Area (sq.ft.): **6,000.08** Full Baths: **2** Zoning: **RS1**  
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,020.19**  
Rear Yard Exp: **South** For Tax Year: **2017**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **000-732-621**  
Tour:  
  
View: **Yes: City View**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Mixed**  
Foundation: **Concrete Block**  
Rain Screen:  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel: **None**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Electric**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year: **2018**  
R.I. Plumbing:  
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**  
Parking: **Open**  
  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: **No** :  
Floor Finish: **Hardwood, Tile**

Legal: **PL NWP2620 LT 43 LD 36. SUBURBAN BLOCK 14, OF LT7.**

Amenities:

Site Influences:

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

| Floor | Type           | Dimensions  | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|------|------------|-------|------|------------|
| Main  | Living Room    | 13'9 x 9'0  |       |      | x          |       |      | x          |
| Main  | Kitchen        | 13'9 x 9'0  |       |      | x          |       |      | x          |
| Main  | Master Bedroom | 23'0 x 16'0 |       |      | x          |       |      | x          |
| Main  | Bedroom        | 10'0 x 7'0  |       |      | x          |       |      | x          |
| Main  | Laundry        | 5'0 x 5'0   |       |      | x          |       |      | x          |
| Above | Kitchen        | 13'9 x 9'0  |       |      | x          |       |      | x          |
| Above | Bedroom        | 10'0 x 9'0  |       |      | x          |       |      | x          |
| Above | Bedroom        | 10'0 x 8'0  |       |      | x          |       |      | x          |
| Above | Living Room    | 13'0 x 8'0  |       |      | x          |       |      |            |
| Above | Nook           | 7'0 x 8'0   |       |      | x          |       |      |            |

Finished Floor (Main): **760**  
Finished Floor (Above): **760**  
Finished Floor (Below): **0**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **1,520 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **1,520 sq. ft.**

# of Rooms: **10**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **None**

| Bath | Floor        | # of Pieces | Ensuite?  |
|------|--------------|-------------|-----------|
| 1    | <b>Above</b> | <b>3</b>    | <b>No</b> |
| 2    | <b>Above</b> | <b>3</b>    | <b>No</b> |
| 3    |              |             |           |
| 4    |              |             |           |
| 5    |              |             |           |
| 6    |              |             |           |
| 7    |              |             |           |
| 8    |              |             |           |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Oakwyn Realty Ltd.**

**Great investment property! The most convenient North Glenbrook area with near 6000SF large lot. Located just block of all level schools, Queens Park, Shopping centre, bus/ transit, close to main routes. A fully renovated two levels house, with two separate entrances & 2 bedrooms on each level and new fenced private front yard. New kitchens on each level with upgraded stainless appliances, quartz countertop, new lighting fixtures, and 2 full new BATH with new tiles and flooring. Both units have separate in-suit laundries with new washer & dryer. New doors in each room, wall paper combined with the neutral coloured walls, and modern flooring. Great investment, easy to rent, OR live in yourself with a mortgage helper. Easy to view, call today!**



Presented by:  
**Nikki Cvitanovic**

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**Active**  
**R2328147**  
Board: V  
House/Single Family

**232 NINTH STREET**  
New Westminster  
Uptown NW  
V3M 3V3

Residential Detached  
**\$998,000 (LP)**  
(SP)



Sold Date: Frontage (feet): **33.00** Original Price: **\$998,000**  
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1988**  
Depth / Size: **131.6** Bathrooms: **3** Age: **30**  
Lot Area (sq.ft.): **3,684.49** Full Baths: **3** Zoning: **RS-5**  
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,162.99**  
Rear Yard Exp: **Southwest** For Tax Year: **2018**  
Council Apprv?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **011-402-920**  
Tour:  
  
View: **No :**  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Natural Gas**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Double**  
  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No :**  
Fixtures Rmvd: **No :**  
Floor Finish: **Mixed**

Legal: **LOT 2 SUB BLOCK 5 PLAN NWP7813 LAND DISTRICT 1 LAND DISTRICT 36**

Amenities:

Site Influences:

Features: **Clothes Washer/Dryer, Refrigerator, Stove**

| Floor | Type           | Dimensions   | Floor | Type    | Dimensions  | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|---------|-------------|-------|------|------------|
| Main  | Living Room    | 13'3 x 15'2  | Below | Bedroom | 13'4 x 10'3 |       |      | x          |
| Main  | Master Bedroom | 14'8 x 11'8  | Below | Bedroom | 13' x 7'    |       |      | x          |
| Main  | Bedroom        | 10'7 x 9'2   | Below | Laundry | 7' x 5'6    |       |      | x          |
| Main  | Bedroom        | 10'7 x 8'9   |       |         | x           |       |      | x          |
| Main  | Dining Room    | 13'3 x 10'10 |       |         | x           |       |      | x          |
| Main  | Kitchen        | 9'10 x 9'10  |       |         | x           |       |      | x          |
| Main  | Family Room    | 9'10 x 15'   |       |         | x           |       |      | x          |
| Below | Living Room    | 13'7 x 10'4  |       |         | x           |       |      | x          |
| Below | Dining Room    | 10'4 x 8'9   |       |         | x           |       |      |            |
| Below | Kitchen        | 10'4 x 7'4   |       |         | x           |       |      |            |

Finished Floor (Main): **1,284**  
Finished Floor (Above): **0**  
Finished Floor (Below): **975**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,259 sq. ft.**  
  
Unfinished Floor: **0**  
Grand Total: **2,259 sq. ft.**

# of Rooms: **13**  
# of Kitchens: **2**  
# of Levels: **2**  
Suite: **Unauthorized Suite**  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **5**  
Basement: **Fully Finished**

| Bath | Floor        | # of Pieces | Ensuite?  |
|------|--------------|-------------|-----------|
| 1    | <b>Main</b>  | <b>4</b>    | <b>No</b> |
| 2    | <b>Above</b> | <b>4</b>    | <b>No</b> |
| 3    | <b>Above</b> | <b>4</b>    | <b>No</b> |
| 4    |              |             |           |
| 5    |              |             |           |
| 6    |              |             |           |
| 7    |              |             |           |
| 8    |              |             |           |

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

Listing Broker(s): **Royal LePage - Wolstencroft**

**Pacific Evergreen Realty Ltd.**

**Location! Location! Location! Good size 2 storey home in prime neighbourhood with mortgage helper. This home is centrally located close to shopping, Walmart, Safeway, Movie Theater, Transit, Skytrain station, schools, Douglas College and many more of your daily essential services. Restore the charm and beauty of this house with some creative renovation ideas or custom build your dream home now!! Great value! Don't miss!**