



Presented by:
Nikki Cvitanovic
 RE/MAX Select Realty
 Cell: 778-926-6464
 Email: nikkic@remax.net
 Website: www.nikkicvit.ca



New Westminster, Connaught Heights
2215 NINTH AV, V3M 3H1

MLS# V1128067

Residential Detached
Active



List Price: \$1,288,000 Previous Price: **\$1,338,000**
 Original Price: **\$1,338,000**

Complex/Subdiv:

Frontage: **49.96 ft** Bedrooms: **9** PID: **010-624-546**
 Depth/Size: **120** Bathrooms: **7** Type: **House/Single Family**
 Lot Area SqFt: **5,995** Full Baths: **7** Approx Yr Blt: **2005**
 Rear Yard Exp: **NW** Half Baths: **0** Age at List Date: **10**
 Meas Type: **Feet** If New GST/HST Incl: Taxes: **\$5,694 (2014)**
 Flood Plain: Zoning: **NR-1**
 View: **Y - CITY & RIVER**
 Serv. Connected: **Electricity, Natural Gas, Water**

Style of Home: 2 Storey w/Bsmt., 3 Storey	Total Parking: 4	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stucco		
Rainscreen: R/I Plumbing:	Dist to Public Trans: 1 BLK	Dist to School Bus: NEAR
Type of Roof: Other	Possession:	
Renovations: Reno Year:	Title to Land: Freehold NonStrata	
Flooring: Laminate, Tile, Wall/Wall/Mixed	Seller's Interest: Court Ordered Sale	
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Radiant, Natural Gas, Other		
No. of Fireplaces: 2 R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE	
Fireplace Fuel: Gas - Natural	Out Buildings:	
Outdoor Area: None		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: **PL NWP2974 LT 7 BLK 28 DL 172 LD 36 GROUP 1.**
 Amenities:
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	12'4 X 10'6	Below	Bedroom	11'8 X 9'2			X
Above	Bedroom	12' X 12'	Below	Bedroom	0' X 0'			X
Main F.	Bedroom	11'3 X 10'6	Below	Bedroom	0' X 0'			X
Main F.	Living Room	12'10 X 11'9	Below	Kitchen	0' X 0'			X
Main F.	Kitchen	17' X 15'6	Below	Kitchen	0' X 0'			X
Main F.	Family Room	16'6 X 12'8	Below	Bedroom	0' X 0'			X
Main F.	Bedroom	12'8 X 10'4	Above	Other	0' X 0'			X
Below	Bedroom	11'3 X 10'6			X			X
Below	Dining	11'9 X 7'11			X			
Below	Wok Kitchen	8'7 X 4'11			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,919	Total # Rooms: 17	1 3 Piece; Ensuite: Y; Level: Above
Finished Floor Up SqFt: 479	# Kitchens: 3	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Down: 1,800	Finished Levels: 3	3 3 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height:	4 3 Piece; Ensuite: N; Level: Main F.
Total Finished Floor SqFt: 4,198	Basement Area: Fully Finished	5 3 Piece; Ensuite: N; Level: Main F.
	Suite: Unauthorized Suite	6 3 Piece; Ensuite: N; Level: Below
Unfinished Floor: 0		7 3 Piece; Ensuite: N; Level: Below
Grand Total Floor Area: 4,198		8

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

Welcome family and friends into this beautifully finished 9 bedroom, 7 bathroom home in the sought-after Connaught Heights neighbourhood of New Westminster. Natural light and high ceilings await as you enter from the foyer into formal living and dining area. Take in the Fraser River views before cooking up a feast in the large kitchen with island. This home also comes with two separate entrance suites - a great opportunity for rental income. Located across the road from Connaught Heights Elementary School, close to transit and just a short trip to the supermarkets, restaurants and River Quay of New Westminster. You will not be disappointed! Call now for more information or to arrange a viewing. OPEN HOUSE: AUGUST 16TH BETWEEN 2-4!