



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2731536
 Board: V
 House/Single Family

334 CEDAR STREET
 New Westminster
 Sapperton
 V3L 3P1

Residential Detached
\$1,250,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$1,250,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1937
Frontage(feet): 48.00	Bathrooms: 1	Age: 85
Frontage(metres): 14.63	Full Baths: 1	Zoning: RS-1
Depth / Size: 148'	Half Baths: 0	Gross Taxes: \$4,737.10
Lot Area (sq.ft.): 7,240.00	Rear Yard Exp:	For Tax Year: 2021
Lot Area (acres): 0.17	P.I.D.: 013-207-601	Tax Inc. Utilities?: No
Flood Plain:		Tour: Virtual Tour URL
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Stone, Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **4** Covered Parking: Parking Access: **Front**
 Parking: **Other**
 Driveway Finish:
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus:
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **No**
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Vinyl/Linoleum**

Legal: **LOT 17, BLOCK 3, SUB BLOCK 3, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 13**

Amenities: **In Suite Laundry, Storage, Workshop Attached**

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

Features:

Finished Floor (Main):	1,106	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'3 x 17'6			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	13'3 x 17'3			x	Main 4
Finished Floor (Below):	0	Main	Master Bedroom	11'5 x 11'0			x	
Finished Floor (Basement):	0	Main	Bedroom	11'6 x 10'8			x	
Finished Floor (Total):	1,106sq. ft.	Main	Bedroom	11'6 x 9'4			x	
Unfinished Floor:	1,154	Bsmt	Workshop	25'1 x 41'2			x	
Grand Total:	2,260sq. ft.	Above	Storage	11'3 x 15'7			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: None								
Basement: Unfinished								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

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

Quality build 1937 home in the heart of New Westminster's Sapperton. 3 bedroom 1 bathroom home with unfinished basement. Large lot with plenty of space for your enjoyment. See photos/video/floor plan and book your private appointment to see this property!