



Presented by:

# Mylyne Santos PREC\*

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**Active**  
**R3095930**  
Board: V  
House/Single Family

## 1217 SIXTH AVENUE

New Westminster  
West End NW  
V3M 2C1

Residential Detached

**\$1,700,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?: <b>No</b>	Original Price: <b>\$1,700,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>2</b>	Approx. Year Built: <b>1926</b>
Frontage(feet): <b>66.00</b>	Bathrooms: <b>3</b>	Age: <b>100</b>
Frontage(metres): <b>20.12</b>	Full Baths: <b>3</b>	Zoning: <b>RD-1</b>
Depth / Size: <b>123.7</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$7,623.91</b>
Lot Area (sq.ft.): <b>8,164.00</b>	Rear Yard Exp:	For Tax Year: <b>2025</b>
Lot Area (acres): <b>0.19</b>	P.I.D.: <b>013-647-547</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: <b>No :</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Natural Gas, Sanitary Sewer, Storm Sewer</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>2 Storey</b>	Total Parking: Covered Parking: Parking Access: <b>Front</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Open</b>
Exterior: <b>Stucco</b>	Driveway Finish: <b>Concrete, Paving Stone</b>
Foundation: <b>Other</b>	Dist. to Public Transit: <b>1.1KM</b> Dist. to School Bus: <b>1.1KM</b>
<b>POURED CONCRETE</b>	Title to Land: <b>Freehold NonStrata</b> Land Lease Expiry Year:
Renovations:	Property Disc.: <b>No</b>
# of Fireplaces: <b>0</b> R.I. Fireplaces:	Fixtures Leased: <b>No :</b>
Fireplace Fuel:	Fixtures Rmvd: <b>No :</b>
Fuel/Heating: <b>Forced Air, Hot Water, Natural Gas</b>	Floor Finish: <b>Hardwood, Tile</b>
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s)</b>	
Type of Roof: <b>Asphalt</b>	

Legal: **LOT 11, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities: **Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven - Built In**

Finished Floor (Main):	1,345	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	893	Bsmt	Storage	12' x 7'	Main	Other	10' x 16'	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Recreation Room	16' x 31'	Above	Primary Bedroom	20' x 25'	Bsmt 3
Finished Floor (Below):	0	Bsmt	Kitchen	9' x 17'	Above	Other	20' x 16'	Main 3
Finished Floor (Basement):	1,377	Bsmt	Laundry	7' x 4'			x	Above 3
Finished Floor (Total):	3,615 sq. ft.	Bsmt	Utility	23' x 13'			x	
Unfinished Floor:	0	Bsmt	Other	11' x 15'			x	
Grand Total:	3,615 sq. ft.	Bsmt	Other	11' x 12'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Foyer	7' x 10'			x	
		Main	Bedroom	14' x 14'			x	
		Main	Eating Area	14' x 12'			x	
		Main	Other	14' x 14'			x	
		Main	Other	14' x 9'			x	
		Main	Other	10' x 23'			x	

Suite: **Legal Suite**  
Basement: **Fully Finished**

Crawl/Bsmt. Height: # of Levels: **2**  
# of Kitchens: **1** # of Rooms: **16**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**BUILD YOUR DREAM IN NEW WESTMINSTER! Imagine the possibilities on this massive 8,164 sq. ft. corner lot in the sought-after West End. Zoned RD-1 (Duplex Residential), this prime site features a commanding 66' frontage-perfect for a prestigious duplex or ambitious infill project. The 1926 character home is full of potential, ideal for rental income while you design your masterpiece. A RARE OPPORTUNITY. Steps from the 12th St corridor, schools, and transit, this location blends charm with urban convenience. This is a COURT ORDERED SALE sold "As-Is, Where-Is." A chance of a lifetime for savvy investors or visionary developers to secure a high-value holding in a premier location. Don't let this Royal City gem slip away!**