



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

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Active
R2335705
Board: V
House/Single Family

411 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$1,349,900 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,349,900
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1910
Depth / Size: 140.26	Bathrooms:	1	Age: 109
Lot Area (sq.ft.): 6,168.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,823.78
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 000-504-394
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity**

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

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

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

Legal: **PL NWP2620 LT 3 LD 36. SUBURBAN BLOCK 7, OF LT 9 & 10 OF LT 14.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 11'5			x			x
Main	Dining Room	17'0 x 12'2			x			x
Main	Kitchen	12'0 x 9'8			x			x
Main	Foyer	16'0 x 10'0			x			x
Above	Bedroom	11'5 x 9'5			x			x
Above	Bedroom	11'9 x 14'5			x			x
Above	Bedroom	11'3 x 11'3			x			x
Above	Bedroom	12'7 x 11'3			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,655	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	1,655 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	833	Basement: Unfinished	6				
Grand Total:	2,488 sq. ft.	Beds not in Basement: 4	7				
			8				

Listing Broker(s): **RE/MAX Sabre Realty Group**

RE/MAX Sabre Realty Group

Development Properties 411 & 413 Twelfth Street OCP Calls for Residential Ground Oriented Infill. Potential Townhouse site. Above Grade FSR .85 Below Grade FSR.15 Build up to 12,334 sq/ft between the two lots. Potential to purchase 15ft Laneway. Check with city. To be sold in conjunction with 413 Twelfth Street



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House/Single Family

413 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$1,349,900 (LP)

(SP)



Sold Date:	Frontage (feet):	44.00	Original Price: \$1,349,900
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1911
Depth / Size: 140.26	Bathrooms:	1	Age: 108
Lot Area (sq.ft.): 6,168.00	Full Baths:	1	Zoning: RS2
Flood Plain:	Half Baths:	0	Gross Taxes: \$3,820.53
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 013-464-345
			Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity**

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

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

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

Legal: **PL NWP2620 LT 2 LD 36. SUBURBAN BLOCK 7, OF LOTS 9 & 10 OF LOT 14.**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 11'5			x			x
Main	Dining Room	17' x 12'2			x			x
Main	Kitchen	12' x 9'8			x			x
Main	Foyer	16' x 10'			x			x
Above	Bedroom	11'5 x 9'5			x			x
Above	Bedroom	11'9 x 14'5			x			x
Above	Bedroom	11'3 x 11'3			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,525	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,007	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2				Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,532 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 3	5				Door Height:
Unfinished Floor:	0	Basement: Unfinished	6				
Grand Total:	2,532 sq. ft.		7				
			8				

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