



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

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Active
R2360536

Board: V
House/Single Family

411 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1910
Depth / Size:	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**
Sewer Type:

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:

Metered Water:

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: **LOT 3, SUB BLOCK 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, 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' 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
Above	Bedroom	12'7 x 11'3			x			x
		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				Grg Dr Ht:
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 15 ft. Laneway. Check with City. To be sold in conjunction with 413 Twelfth Street.



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Active
R2360746

Board: V
House/Single Family

413 TWELFTH STREET

New Westminster
Uptown NW
V3M 4H7

Residential Detached

\$1,199,000 (LP)

(SP)



Sold Date:	Frontage (feet):	0.00	Original Price: \$1,199,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1911
Depth / Size:	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**
Sewer Type:

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:

Metered Water:

Total Parking: Covered Parking: **1** Parking Access:
Parking: **Garage; 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: **LOT 2, SUB BLOCK 7, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, 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	5				Grg Dr Ht:
Unfinished Floor:	0	Beds not in Basement: 3	6				
Grand Total:	2,532 sq. ft.	Basement: Unfinished	7				
			8				

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