



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
Phone: 604-767-5913

nickyhmtu@gmail.com



<b>Active</b> <b>R2360746</b> Board: V House/Single Family	<b>413 TWELFTH STREET</b> New Westminster Uptown NW V3M 4H7	Residential Detached <b>\$1,199,000</b> (LP) (SP)																																																																																																			
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%; text-align: center;"> <p style="font-size: 2em; opacity: 0.5;">NO IMAGE AVAILABLE</p> </div> <div style="width: 65%;"> <table style="width:100%; border: none;"> <tr> <td style="width: 33%;">Sold Date:</td> <td style="width: 33%;">Frontage (feet): <b>0.00</b></td> <td style="width: 33%;">Original Price: <b>\$1,199,000</b></td> </tr> <tr> <td>Meas. Type: <b>Feet</b></td> <td>Bedrooms: <b>3</b></td> <td>Approx. Year Built: <b>1911</b></td> </tr> <tr> <td>Depth / Size:</td> <td>Bathrooms: <b>1</b></td> <td>Age: <b>108</b></td> </tr> <tr> <td>Lot Area (sq.ft.): <b>6,168.00</b></td> <td>Full Baths: <b>1</b></td> <td>Zoning: <b>RS2</b></td> </tr> <tr> <td>Flood Plain:</td> <td>Half Baths: <b>0</b></td> <td>Gross Taxes: <b>\$3,820.53</b></td> </tr> <tr> <td>Rear Yard Exp:</td> <td></td> <td>For Tax Year: <b>2018</b></td> </tr> <tr> <td>Council Apprv?:</td> <td></td> <td>Tax Inc. Utilities?: <b>No</b></td> </tr> <tr> <td>If new, GST/HST inc?:</td> <td></td> <td>P.I.D.: <b>013-464-345</b></td> </tr> <tr> <td></td> <td></td> <td>Tour:</td> </tr> </table> </div> </div>			Sold Date:	Frontage (feet): <b>0.00</b>	Original Price: <b>\$1,199,000</b>	Meas. Type: <b>Feet</b>	Bedrooms: <b>3</b>	Approx. Year Built: <b>1911</b>	Depth / Size:	Bathrooms: <b>1</b>	Age: <b>108</b>	Lot Area (sq.ft.): <b>6,168.00</b>	Full Baths: <b>1</b>	Zoning: <b>RS2</b>	Flood Plain:	Half Baths: <b>0</b>	Gross Taxes: <b>\$3,820.53</b>	Rear Yard Exp:		For Tax Year: <b>2018</b>	Council Apprv?:		Tax Inc. Utilities?: <b>No</b>	If new, GST/HST inc?:		P.I.D.: <b>013-464-345</b>			Tour:																																																																								
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**KW ELITE REALTY**  
KELLERWILLIAMS

**Active**  
**R2360536**

Board: V  
House/Single Family

**411 TWELFTH STREET**

New Westminster  
Uptown NW  
V3M 4H7

Residential Detached

**\$1,199,000** (LP)

(SP)



**NO IMAGE**  
**AVAILABLE**

Sold Date:	Frontage (feet):	<b>0.00</b>	Original Price: <b>\$1,199,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>4</b>	Approx. Year Built: <b>1910</b>
Depth / Size:	Bathrooms:	<b>1</b>	Age: <b>109</b>
Lot Area (sq.ft.): <b>6,168.00</b>	Full Baths:	<b>1</b>	Zoning: <b>RS2</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$3,823.78</b>
Rear Yard Exp:			For Tax Year: <b>2018</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>000-504-394</b>
			Tour:
View:	:		
Complex / Subdiv:			
Services Connected: <b>Electricity</b>			
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**  
  
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):	<b>1,655</b>	# of Rooms: <b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels: <b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite: <b>None</b>	3				Pool:
Finished Floor (Total):	<b>1,655 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>833</b>	Basement: <b>Unfinished</b>	6				
Grand Total:	<b>2,488 sq. ft.</b>	Beds not in Basement: <b>4</b>	7				
			8				

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

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**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.**