



Presented by:
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Active
R2670409
 Board: V
 House/Single Family

1315 SIXTH AVENUE
 New Westminster
 West End NW
 V3M 2C3

Residential Detached
\$2,549,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,549,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1920**
 Frontage(feet): **66.00** Bathrooms: **1** Age: **102**
 Frontage(metres): **20.12** Full Baths: **1** Zoning: **RT-1A**
 Depth / Size: **123.75** Half Baths: **0** Gross Taxes: **\$6,019.88**
 Lot Area (sq.ft.): **8,164.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.19** P.I.D.: **000-987-808** Tax Inc. Utilities?: **No**
 Flood Plain: Tour:
 View: **No**
 Complex/Subdiv:
 Services Connected: **Community, Electricity**

Sewer Type: Water Supply: **Other**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Wood**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **None**
 Type of Roof: **Other**

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

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
 Parking: **Carport; Single**
 Driveway Finish:
 Dist. to Public Transit:
 Title to Land: **Other** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **LOT 3, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 10**

Amenities:

Site Influences: **Central Location, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 949	Floor Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above): 0	Main	Living Room			x	Floor #Pcs
Finished Floor (AbvMain2): 0	Main	Kitchen			x	Above 4
Finished Floor (Below): 601	Main	Master Bedroom			x	
Finished Floor (Basement): 0	Main	Bedroom			x	
Finished Floor (Total): 1,550sq. ft.	Main	Den			x	
Unfinished Floor: 0					x	
Grand Total: 1,550sq. ft.					x	
Flr Area (Det'd 2nd Res): sq. ft.					x	
Suite: Basement: None					x	
Crawl/Bsmt. Height: # of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:			
# of Kitchens: 1 # of Rooms: 5	MHR#:	CSA/BCE:	Maint. Fee:			
	ByLaw Restrictions:					

Listing Broker(s): **Oakwyn Realty Ltd.** **Sutton Group-West Coast Realty**

Official Community Plan shows 'Residential Infill Townhouse' zoning potential. Bring your building ideas to this Site with a new Townhouse Development with rooftop views of the Fraser River & Gulf Islands. Great Location, just a few blocks down the street from Moody Park, Walmart, Royal City Center & Uptown Banks, Shopping & Amenities. Up the hill from the Quay Boardwalk and Steel & Oak Brewery. Bus to 5 Skytrain stations within minutes. 4 Blocks to Lord Tweedsmuir Elementary (English & French). Sold in conjunction with 1317 & 1321 Sixth Ave. Combined site area 24,492sf. Townhouse zoning FSR 1.0 (0.85 above ground + 0.15 below).