



Presented by:
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Active
R2670643
 Board: V
 House/Single Family

1321 SIXTH AVENUE
 New Westminster
 West End NW
 V3M 2C3

Residential Detached
\$2,699,000 (LP)
 (SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,699,000**
 Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1924**
 Frontage(feet): **66.00** Bathrooms: **5** Age: **98**
 Frontage(metres): **20.12** Full Baths: **5** Zoning: **RT-1A**
 Depth / Size: **123.75** Half Baths: **0** Gross Taxes: **\$6,618.93**
 Lot Area (sq.ft.): **8,164.00** Rear Yard Exp: For Tax Year: **2021**
 Lot Area (acres): **0.19** P.I.D.: **013-655-086** Tax Inc. Utilities?:
 Flood Plain: Tour:
 View: **Yes: Fraser River & Gulf Islands**
 Complex/Subdiv:
 Services Connected: **Community, Electricity, Natural Gas**

Sewer Type: **Community** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Torch-On**

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

Total Parking: **6** Covered Parking: Parking Access: **Lane**
 Parking: **Open**
 Driveway Finish: **Asphalt**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No** Land Lease Expiry Year:
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Mixed**

Legal: **LOT 1, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 10**

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

Finished Floor (Main):	1,300	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	950	Below	Kitchen	12'0" x 9'0"	Above	Bedroom	8'0" x 8'0"	Floor #Pcs
Finished Floor (AbvMain2):	0	Below	Bedroom	10'0" x 9'0"			x	Above 4
Finished Floor (Below):	1,300	Below	Bedroom	10'0" x 9'0"			x	Above 3
Finished Floor (Basement):	0	Below	Bedroom	10'0" x 9'0"			x	Main 4
Finished Floor (Total):	3,550sq. ft.	Below	Laundry	11'0" x 8'0"			x	Main 4
Unfinished Floor:	0	Main	Kitchen	12'0" x 9'0"			x	Below 4
Grand Total:	3,550sq. ft.	Main	Bedroom	10'0" x 9'0"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Kitchen	12'0" x 9'0"			x	
Suite:		Main	Bedroom	10'0" x 9'0"			x	
Basement:Part		Above	Kitchen	12'0" x 9'0"			x	
		Above	Bedroom	10'0" x 9'0"			x	
		Above	Kitchen	8'0" x 6'0"			x	

Crawl/Bsmt. Height: # of Levels: **3**
 # of Kitchens: **5** # of Rooms: **14**

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

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 & 1315 Sixth Ave. Combined site area 24,492sf. Townhouse zoning FSR 1.0 (0.85 above ground + 0.15 below).