

Active
R2670643
 Board: V, Detached
 House/Single Family

1321 SIXTH AVENUE

New Westminster
 West End NW
 V3M 2C3

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



Days on Market: **7** List Date: **3/29/2022** Expiry Date: **6/29/2022**
 Previous Price: **\$0** Original Price: **\$2,699,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **66.00** Approx. Year Built: **1924**
 Depth / Size: **123.75** Frontage (metres): **20.12** Age: **98**
 Lot Area (sq.ft.): **8,164.00** Bedrooms: **8** Zoning: **RT-1A**
 Flood Plain: Bathrooms: **5** Gross Taxes: **\$6,618.93**
 Council Apprv?: Full Baths: **5** For Tax Year: **2021**
 Rear Yard Exp: Half Baths: **0** Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **013-655-086**
 View: **Yes: Fraser River & Gulf Islands** Tour:
 Complex / Subdiv:
 Services Connected: **Community, Electricity, Natural Gas**
 Sewer Type: **Community**

Style of Home: 2 Storey w/Bsmt.	Total Parking: 6	Covered Parking:	Parking Access: Lane
Construction: Frame - Wood	Parking: Open		
Exterior: Stucco	Dist. to Public Transit:		Dist. to School Bus:
Foundation: Concrete Perimeter	CSA/BCE:		
Rain Screen:	Reno. Year:		
Renovations:	R.I. Plumbing:		
# of Fireplaces:	R.I. Fireplaces:		
Fireplace Fuel:	Metered Water:		
Water Supply: City/Municipal	Title to Land: Freehold NonStrata		
Fuel/Heating: Forced Air, Natural Gas	Seller's Interest: Registered Owner		
Outdoor Area: Patio(s)	Property Disc.: No : owners never occupied		
Type of Roof: Torch-On	PAD Rental:		
	Fixtures Leased: No :		
	Fixtures Rmvd: :		
	Registered:		
	Floor Finish: Mixed		

Legal: **LOT 1, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 10** Municipal Charges
 Amenities: **Shared Laundry** Garbage:
 Site Influences: **Central Location, Shopping Nearby** Water:
 Features: **ClthWsh/Dryr/Frdg/Stve/DW** Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Kitchen	12'0 x 9'0	Above	Kitchen	12'0 x 9'0			x
Below	Bedroom	10'0 x 9'0	Above	Bedroom	10'0 x 9'0			x
Below	Bedroom	10'0 x 9'0	Above	Kitchen	8'0 x 6'0			x
Below	Bedroom	10'0 x 9'0	Above	Bedroom	8'0 x 8'0			x
Below	Laundry	11'0 x 8'0						x
Main	Kitchen	12'0 x 9'0						x
Main	Bedroom	10'0 x 9'0						x
Main	Kitchen	12'0 x 9'0						x
Main	Bedroom	10'0 x 9'0						x
Main	Bedroom	10'0 x 9'0						x

Finished Floor (Main): 1,300	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 950	# of Kitchens: 5	1	Above	4	No	Barn:
Finished Floor (Below): 1,300	# of Levels: 3	2	Above	3	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total): 3,550 sq. ft.	Crawl/Bsmt. Height:	4	Main	4	No	Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5	Below	4	No	Grg Door Ht:
Grand Total: 3,550 sq. ft.	Basement: Part	6				
	Beds not in Basement: 8	7				
		8				

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2: **Sutton Group-West Coast Realty - Office: 604-415-9800**
 List Broker 3:
 List Desig Agt 1: **James Garbutt PREC* - Phone: 604-315-3300** info@gdrealstate.ca Appointments: **Phone L.R. First**
 List Desig Agt 2: **Geoff Jarman PREC* - Phone: 604-313-7280** 3: Call: **James**
 Sell Broker 1: Phone: **604-315-3300**
 Sell Sales Rep 1: 2: 3:
 Owner: **Marcello Moino, Angela Moino, Antonio Moino, and Marisa Moino**
 Commission: **3.22% OF THE FIRST \$100,000 / 1.15% OF THE BALANCE.** Occupancy: **Tenant**

Realtor Remarks: **\$3915/month approximate rental income. For development this is to be sold in conjunction with 1617 & 1615 Sixth Ave. OCP shows 'Residential Infill Townhouse' zoning with potential total FSR 1.0% (0.85 above grade, 0.15 below, to be confirmed by the buyer). Or potential rezoning to mid-rise for affordable housing (to be confirmed by the buyer and city). All measurements are approximate.**

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).