



Presented by:  
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**Active**  
**R2484993**  
Board: V  
Townhouse

**3 1023 THIRD AVENUE**  
New Westminster  
Uptown NW  
V3M 1P6

Residential Attached  
**\$989,900** (LP)  
(SP) **M**



Sold Date:  
Meas. Type: **Feet**  
Depth / Size (ft.): **132**  
Lot Area (sq.ft.): **0.00**  
Flood Plain:  
Council Apprv?: **No**  
Exposure: **Northwest**  
If new, GST/HST inc?: **No**  
Mgmt. Co's Name:  
Mgmt. Co's Phone:  
View: **:**  
Complex / Subdiv: **Figg-Hoblyn House Residences**  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
Sewer Type: **City/Municipal**

Frontage (feet): **66.00**  
Frontage (metres): **20.12**  
Bedrooms: **4**  
Bathrooms: **3**  
Full Baths: **2**  
Half Baths: **1**  
Maint. Fee: **\$175.57**

Original Price: **\$989,900**  
Approx. Year Built: **2020**  
Age: **0**  
Zoning: **RS-1**  
Gross Taxes: **\$0.00**  
For Tax Year: **2020**  
Tax Inc. Utilities?: **No**  
P.I.D.: **800-138-616**  
Tour:

Style of Home: <b>3 Storey</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>Garage; Single</b>		
Exterior: <b>Other</b>			Locker: <b>N</b>
Foundation: <b>Concrete Perimeter</b>			Dist. to School Bus: <b>2</b>
Rain Screen: <b>Full</b>	Reno. Year:	Dist. to Public Transit: <b>1</b>	Total Units in Strata: <b>5</b>
	R.I. Plumbing:	Units in Development: <b>5</b>	
Renovations:		Title to Land: <b>Freehold Strata</b>	
Water Supply: <b>City/Municipal</b>	Metered Water:	Property Disc.: <b>Yes</b>	
Fireplace Fuel:	R.I. Fireplaces:	Fixtures Leased: <b>No</b>	
Fuel/Heating: <b>Baseboard</b>	# of Fireplaces: <b>0</b>	Fixtures Rmvd: <b>No</b>	
Outdoor Area: <b>Balcony(s)</b>		Floor Finish: <b>Hardwood, Mixed</b>	
Type of Roof: <b>Asphalt</b>			

Maint Fee Inc: **Gardening, Snow removal**  
Legal: **LOT # OF LOTS 15, 16 AND 17 SUBURBAN BLOCK 6 PLAN 2620**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Below</b>	<b>Bedroom</b>	<b>8'11 x 8'1</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>10'6 x 15'9</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>16' x 11'2</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>15'9 x 6'6</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Walk-In Closet</b>	<b>6'7 x 4'2</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Master Bedroom</b>	<b>11'2 x 9'3</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>8'10 x 8'7</b>			<b>x</b>			<b>x</b>
<b>Above</b>	<b>Bedroom</b>	<b>8'9 x 8'1</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>576</b>	# of Rooms: <b>8</b>	# of Kitchens: <b>1</b>	# of Levels: <b>3</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>581</b>	Crawl/Bsmt. Height:			1	<b>Main</b>	<b>2</b>	<b>No</b>	Barn:
Finished Floor (Below): <b>250</b>	Restricted Age:			2	<b>Above</b>	<b>4</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Pool:
Finished Floor (Total): <b>1,407 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz: <b>17'1 x 11'1</b>
	Bylaws: <b>No Restrictions</b>			5				Grg Dr Ht:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>1,407 sq. ft.</b>	Basement: <b>Fully Finished</b>			7				
				8				



## 3-1023 Third Avenue, New Westminster

Brand new front facing townhouse with 4 bedrooms and 2.5 bathrooms features an open kitchen with an island, quartz countertop and pantry for extra storage. The upper floor boasts 3 bedrooms on the same level and a master bedroom with high ceilings and a walk-in closet. The 4th bedroom is located on the lower level, perfect for guests or a home office. The attached garage offers easy access to the home. The built in security system and 2/5/10 Warranty offer peace of mind. Walk to the Quay and shop the River Market or take the skytrain to downtown Vancouver for the day. Go for a swim at the nearby Moody Park pool. Lord Kelvin Elementary and New Westminster Secondary catchments. Nearby Douglas College offers degrees and associate degrees.

**\$989,900**

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QUALIFIED MEMBER FIRM

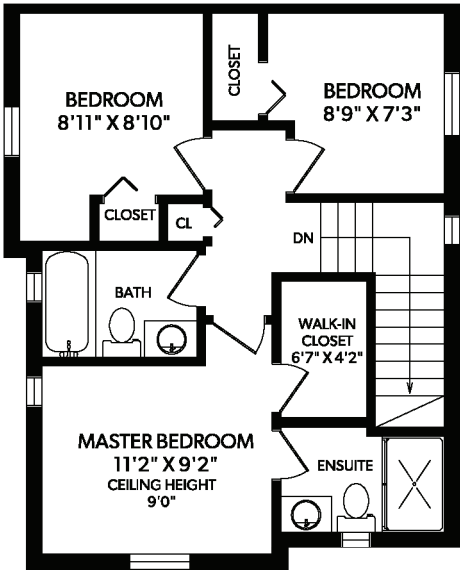




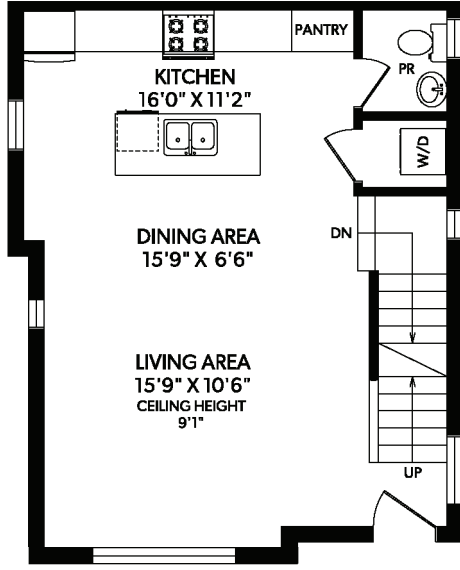
3 – 1023 Third Avenue, Vancouver

Main Floor:	576 sq.ft.
Upper Floor:	580 sq.ft.
Lower Floor:	296 sq.ft.
Total:	1452 sq.ft.
Garage:	248 sq.ft.

UPPER FLOOR



MAIN FLOOR



LOWER FLOOR

