



Presented by:
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Active
R2484993
Board: V
Townhouse

2 1023 THIRD AVENUE
New Westminster
Uptown NW
V3M 1P6

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



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:

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.: **800-138-618**
Tour:

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

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: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

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

Finished Floor (Main): 576	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 580	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 296	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	3	Yes	Pool:
Finished Floor (Total): 1,452 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 17'1 x 11'1
	Bylaws: No Restrictions			5				Grg Dr Ht:
Unfinished Floor: 0				6				
Grand Total: 1,452 sq. ft.	Basement: Fully Finished			7				
				8				



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QUALIFIED MEMBER FIRM



2 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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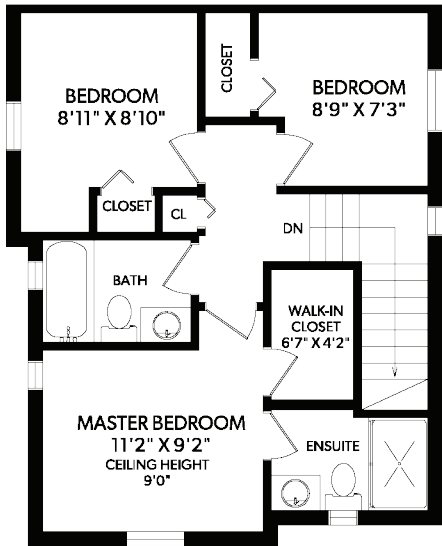
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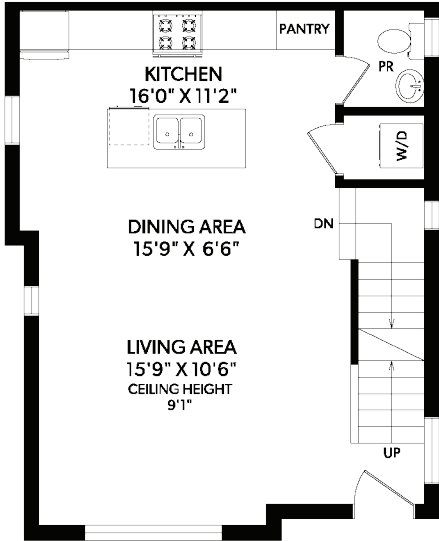
2 1023 Third Avenue, New Westminster

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

