



Presented by:
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Active
R2217844
Board: V
House/Single Family

331 HOLMES STREET
New Westminster
The Heights NW
V3L 4X7

Residential Detached
\$999,000 (LP)
(SP)



Sold Date: _____ Frontage (feet): **44.50** Original Price: **\$999,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1953**
Depth / Size: **126** Bathrooms: **2** Age: **64**
Lot Area (sq.ft.): **5,607.00** Full Baths: **2** Zoning: **RS-1**
Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$3,844.29**
Rear Yard Exp: _____ For Tax Year: **2017**
Council Apprv?: _____ Tax Inc. Utilities?: **Yes**
If new, GST/HST inc?: _____ P.I.D.: **011-245-395**
Tour: **Virtual Tour URL**

View: **Yes: Mt. Baker and Golden Ears**
Complex / Subdiv: **The Heights**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: _____
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Heat Pump, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
R.I. Plumbing: _____
R.I. Fireplaces: _____

Total Parking: **3** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carport; Single**
Dist. to Public Transit: **1** Dist. to School Bus: **2**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental: _____
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Tile**

Legal: **LOT 11 DISTRICT LOT 1 GROUP 1 PLAN 7560**
Amenities: **Garden**
Site Influences: **Central Location, Recreation Nearby**
Features: **Air Conditioning, Clothes Washer, Refrigerator, Smoke Alarm, Stove**

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|---------------|-------|-------------|--------------|-------|------|------------|
| Main | Living Room | 16'7 x 14'1 | Bsmt | Family Room | 19'8 x 11'4 | | | x |
| Main | Dining Room | 12'6 x 9'1 | Bsmt | Utility | 10'10 x 16'7 | | | x |
| Main | Kitchen | 10'1 x 10'3 | | | | | | x |
| Main | Master Bedroom | 12'3 x 11'1 | | | | | | x |
| Main | Bedroom | 10'9 x 10'10 | | | | | | x |
| Main | Foyer | 6' x 4'5 | | | | | | x |
| Bsmt | Bedroom | 10'3 x 9'5 | | | | | | x |
| Bsmt | Flex Room | 10'10 x 11'11 | | | | | | x |
| Bsmt | Den | 10'10 x 8' | | | | | | x |
| Bsmt | Storage | 11'9 x 9'6 | | | | | | x |

| | | | | | | | | |
|----------------------------|----------------------|----------------------------|--------------------------------|------|--------------|-------------|-----------|----------------|
| Finished Floor (Main): | 1,040 | # of Rooms: | 12 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: | 1 | 1 | Main | 4 | No | Barn: |
| Finished Floor (Below): | 0 | # of Levels: | 1 | 2 | Below | 4 | No | Workshop/Shed: |
| Finished Floor (Basement): | 1,040 | Suite: | None | 3 | | | | Pool: |
| Finished Floor (Total): | 2,080 sq. ft. | Crawl/Bsmt. Height: | | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 1 | Beds not in Basement: 2 | 5 | | | | Door Height: |
| Grand Total: | 2,080 sq. ft. | Basement: Full | | 6 | | | | |
| | | | | 7 | | | | |
| | | | | 8 | | | | |

Listing Broker(s): **RE/MAX Crest Realty**

You enter this gem of a home from a beautifully designed oriental zen garden feat bamboo, star magnolia, Japanese maples, water feature & basalt stoneworks. The expansive back deck with fantastic views very quiet and private. This lovingly maintained bright home offers 3 bedrooms + 2 dens & 2 full baths. Orig oak floors with inlay, functional wood burning fireplace, inlay ceilings and lots of updates in kitchen, bathroom, plumbing & heating. Low E therm windows with noise reduction & UV, new roof, newer cedar deck, Carrier heat pump (Summer A/C), high-efficiency natural gas furnace. Basement is semi finished with suite potential. First showing at Agent's open Tuesday Oct 31st 10am-12pm. Open House Sat & Sun Nov 4th & 5th 11-1pm.