



Presented by:

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**Sold**  
**R2403527**  
Board: V  
House/Single Family

## 1106 EDINBURGH STREET

New Westminster  
Moody Park  
V3M 2V7

Residential Detached

**\$1,799,000** (LP)

**\$1,688,000** (SP)



List Date:	<b>9/9/2019</b>	Frontage:	<b>37.00</b>	Original Price:	<b>\$1,799,000</b>
Days on Market:	<b>54</b>	Bedrooms:	<b>6</b>	Approx. Year Built:	<b>2019</b>
Sold Date:	<b>11/2/2019</b>	Bathrooms:	<b>5</b>	Age:	<b>0</b>
Meas. Type:	<b>Feet</b>	Full Baths:	<b>4</b>	Zoning:	<b>NR-1</b>
Depth / Size:	<b>130.3</b>	Half Baths:	<b>1</b>	Gross Taxes:	<b>\$4,012.43</b>
Lot Area (sq.ft.):	<b>4,821.10</b>	Rear Yard Exp:		For Tax Year:	<b>2018</b>
Flood Plain:				Tax Inc. Utilities?:	
Council Apprv?:				P.I.D.:	<b>013-470-566</b>
If new, GST/HST inc?:	<b>No</b>			Tour:	<b>Virtual Tour URL</b>
View:	:				
Complex / Subdiv:					
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>				

Style of Home: **2 Storey w/Bsmt., 3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed, Stone**  
 Foundation: **Concrete Block**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **1**  
 Fireplace Fuel: **Natural Gas**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: Parking Access: **Lane**  
 Parking: **Open**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: :  
 Floor Finish: **Mixed**

Legal: **LOT 3, SUB BLOCK 12, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOTS 11, 12 & 13 OF LOT 4**

Amenities:

Site Influences: **Central Location, Lane Access, Private Setting, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System, Smoke Alarm, Vacuum - Built In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	15'10 x 10'2	Bsmt	Kitchen	15'2 x 6'11			x
Main	Living Room	18'1 x 12'10	Bsmt	Bedroom	9'6 x 9'3			x
Main	Kitchen	8'5 x 15'7	Bsmt	Bedroom	9'7 x 9'2			x
Main	Dining Room	13'6 x 10'1	Bsmt	Bedroom	9'7 x 8'1			x
Main	Mud Room	5'9 x 6'2	Bsmt	Living Room	15'2 x 6'11			x
Main	Wok Kitchen	6'6 x 6'2	Bsmt	Recreation	14'7 x 9'10			x
Above	Master Bedroom	15'4 x 13'11	Above	Laundry	5' x 3'			x
Above	Walk-In Closet	6'11 x 6'8						x
Above	Bedroom	12'2 x 9'10						
Above	Bedroom	10'5 x 10'2						

Finished Floor (Main):	<b>1,077</b>	# of Rooms:	<b>17</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>982</b>	# of Kitchens:	<b>3</b>	1	<b>Main</b>	<b>3</b>	<b>No</b>	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Above</b>	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Basement):	<b>1,064</b>	Suite:	<b>Legal Suite</b>	3	<b>Above</b>	<b>4</b>	<b>Yes</b>	Workshop/Shed:
Finished Floor (Total):	<b>3,123 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Bsmt</b>	<b>4</b>	<b>No</b>	Pool:
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>3</b>	5	<b>Bsmt</b>	<b>2</b>	<b>No</b>	Garage Sz:
Grand Total:	<b>3,123 sq. ft.</b>	Beds not in Basement:	<b>3</b>	6				Door Height:
		Basement:	<b>Fully Finished, Separate Entry</b>	7				
				8				

Listing Broker(s): **RE/MAX Select Realty** **RE/MAX Performance Realty**

**Located in a quiet family friendly neighborhood on a wide street, this Brand NEW Modern Custom Home features 6 bedrooms, 5 FULL baths, an open floor plan with modern oak engineered hardwood floors throughout, Radiant fl heating, LED lighting, custom concrete fireplace, Dacor S/S appliances, modern staircase with side mount glass, custom cabinetry w/waterfall island & quartz backsplash, Ample of natural light flow through the large tilt and turn European windows. With no expenses spared on this amazing home it also includes a Full Voice activated Smart Home (Google) w/ Lighting, Nest Thermo, Music (B/I Speakers) & more. Legal 2 bed suite as a mortgage helper. 2-5-10 warranty and BONUS (option) 1 bed lane-way plans in place. Lord Kelvin Elem & New Westminster Sec just mins away.**