

GOOD TO KNOW

212 FOURTH AVENUE, NEW WESTMINSTER, BC (MLS R2767561)

This home was originally built in 1931 and still retains the original look of the front facade, hipped roof and the original clawfoot tub (now in the main floor bathroom).

In 2006, the current owners enlisted the help of an architect and builder to transform the home into the impressive 4,280 square foot residence it is today.

Situated in the heart of New Westminster's Queen's Park neighbourhood, this home sits on an expansive 9,405 sq. ft private lot.

Following are the list of features/information:

- All new Jeld-wen wood windows (covered on metal on the exterior for easy maintenance and longevity) - all windows have screens
- Exterior of home painted by Two Lions in 2018
- Double French doors in family room, each with phantom screens
- Lot is fully fenced with electronic driveway entry gate (2 fobs included)
- Enclosed dog run with artificial turf along side of house
- Irrigation system
- Built-in gas barbecue with new grates, storage and prep area
- Built-in outdoor gas fireplace
- All three (3) gas fireplaces recently serviced (remotes for all three) and fourth is electric in primary bedroom
- Exterior lighting all on sensors
- Custom tree-house has heat, wifi booster, TV, trundle bed, bar fridge, slide, porch and porch light that has a remote so you can control from main house
- Bose home speaker system (indoors and out) with the ability to play different music in different parts of the home at the same time
- Air conditioning (2-stage electric heat pump). Installed in 2021
- Hand planed teak wood flooring on the main and second level
- Central vacuum
- Radiant in-floor heating throughout
- Custom California Closets in the bedrooms
- Alarm system with security cameras (NOTE: should you wish to convert part of the basement to a separate suite, you can split the security system to give the secondary suite its own)
- Detached 2-car garage with work bench
- Separate shed for garden tools
- Extensive built-in cabinetry throughout the home
- Six (6) TVs stay with the home and all Bose sound system equipment
- Custom temperature controlled wine cellar with stone barrel ceiling (NOTE: free-standing antique barrels do not stay with house)
- Bosch Platinum Series fridge (2020)
- Miele Dishwasher (2022)
- Built-in microwave (2020)
- Sump replaced in 2022

THIS INFORMATION IS DEEMED RELIABLE, BUT NOT GUARANTEED. BUYER TO VERIFY TO OWN SATISFACTION.

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