

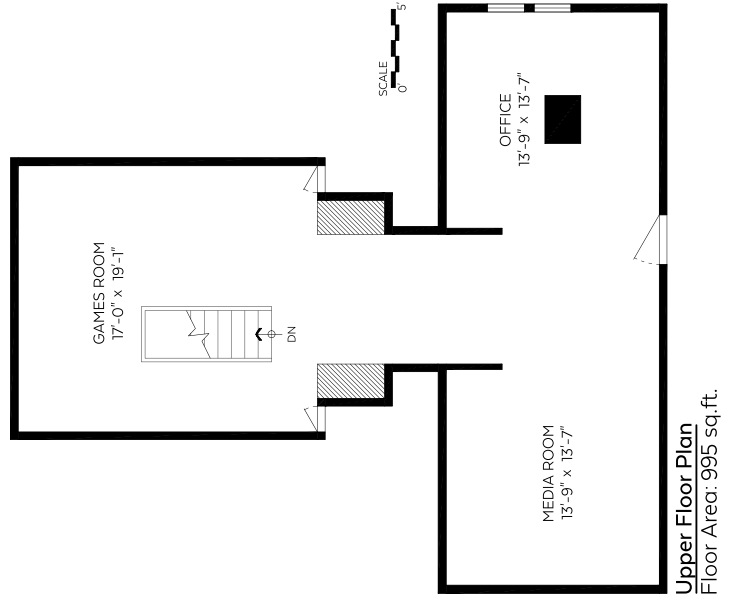
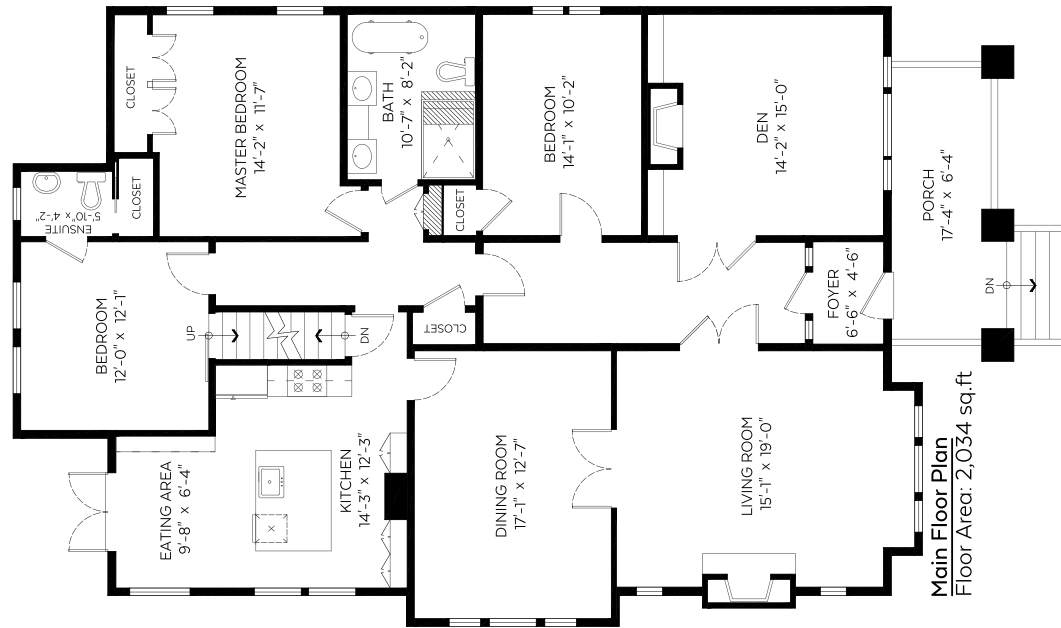


**328 FIRST STREET
NEW WESTMINSTER, BC**

Main Floor: 2,034 sq.ft.
Upper Floor: 995 sq.ft.
Fin. Lower Floor: 1,712 sq.ft.
Total: 4,741 sq.ft.

Auxiliary Area

Porch: 128 sq.ft.
Cold Storage: 126 sq.ft.



Measured on: August 31, 2017

The floor plan is not suitable for architectural/construction and is covered under E80. © Excelsior Measuring Inc. 2017. All rights reserved for Excelsior Measuring Inc. Users shall not publish and distribute such material (in whole or in part) and/or incorporate it in other works in any form.

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**328 FIRST STREET
NEW WESTMINSTER, BC**

Heritage Charmer for the Modern Family

Welcome to the A.E. Vert House in historical Queen's Park, New Westminster. This charming 1927 Craftsman, with its stately columns, front sitting porch, gabled roof, deep eaves and lovely bevelled and leaded glass windows, was built for family living and for entertaining.

In the home's more than 4,700 sq. ft, you'll find 5 bedrooms, 3.5 baths including a luxurious new master bath, cross-hall living and family rooms — each with a cosy fireplace — connecting to a large formal dining room, an updated kitchen complete with stainless steel appliances, granite countertop and a built-in TV. The French doors off the bright, roomy kitchen lead to a private backyard with built-in Viking BBQ and a cascading fountain surrounded by a private manicured landscape.

While the adults mingle, the kids can head upstairs to an airy open-concept games and media room, or venture across the street beyond the canopy of mature trees to Queen's Park, the city's crown jewel offering more than 75 acres of verdant greenery, running and walking trails, playing fields, playgrounds and lush gardens.

Downstairs, along with a guest bedroom and full bathroom, a bonus self-contained, one-bedroom garden suite with separate storage, laundry and its own private courtyard and ground-level entry, is the perfect mortgage helper, in-law or nanny suite.

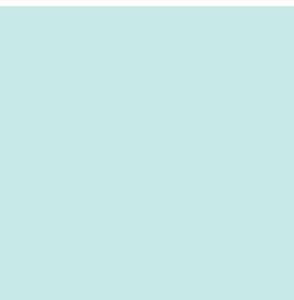
Other features in this meticulously maintained home include air conditioning, an irrigation system and a single detached garage with lane access and additional parking.



Centrally located within close proximity of schools and shopping, this inviting house is located in one of Metro Vancouver's most commuter-friendly cities, with walkable neighbourhoods and diverse amenities.



French doors open to this fabulous outdoor space complete with a built-in Viking gas grill. Opposite centre: Sounds of falling water from the backyard fountain add a tranquil touch.



PROPERTY DETAILS

- PRICED AT: \$2,285,000
- YEAR BUILT: 1927
- FINISHED FLOOR AREA: 4,741 SQ. FT
- BEDROOMS: 5
- BATHROOMS: 3.5
- LOT SIZE: 53' X 123.4'
- GARAGE: SINGLE DETACHED
- ADDITIONAL PARKING: YES
- PROPERTY TAXES: \$7,453.99 (2017)



Made for entertaining, the spacious dining room (with space to accommodate 12) flows effortlessly into the light-filled living room.

