



**416 Rousseau St, New Westminster
MLS# V1089530 | New Price: \$498,000**

NEW PRICE! HANDYMAN SPECIAL! Sapperton's most affordable detached home only a 7 minute walk from Braid Skytrain and Royal Columbian Hospital. Master bedroom and full bath on main level. Two bed, den and half bath on top level. Recent improvements: roof on house (2010), roof on garage (2012), newer washer and dryer, new furnace (2011), bathroom reno (2012) and new hot water tank (2012). Enjoy entertaining from your West facing backyard patio with your own pool and hot tub! Single car garage has new garage door opener and there is room for loads of gear and tools. This home is ready for someone to move in, start their own renovation project or hold as investment. Home does need some work. Home inspection and property disclosure available by request.



Presented by:
Chris Brown
 Pacesetter Marketing Ltd.
 Phone: (778) 881-0673 Cell: (778) 881-0673
 Email: chrisbrown.nv@gmail.com



New Westminster, Sapperton		MLS# V1089530		Residential Detached																																																																																																				
461 ROUSSEAU ST, V3L 3R4				Active																																																																																																				
		List Price: \$515,000																																																																																																						
		Complex/Subdiv:																																																																																																						
		Frontage: 45.21 ft Bedrooms: 3 PID: 013-123-483 Depth/Size: 113.0 Bathrooms: 1 Type: House/Single Family Lot Area SqFt: 5108.00 Full Baths: 1 Approx Yr Blt: 1930 Rear Yard Exp: W Half Baths: 0 Age at List Date: 84 Meas Type: Feet If New GST/HST Incl: Taxes: \$2,944 (2014) Flood Plain: Zoning: RS1																																																																																																						
		View: Serv. Connected: Electricity, Natural Gas, Sanitary Sewer																																																																																																						
Style of Home: 2 Storey w/Bsmt. Construction: Frame - Wood Foundation: Concrete Slab Exterior: Vinyl, Wood Rainscreen: Type of Roof: Tar & Gravel Renovations: Partly Flooring: Laminate, Mixed, Tile Water Supply: City/Municipal Heat/Fuel: Natural Gas No. of Fireplaces: 0 Fireplace Fuel: Outdoor Area: Fenced Yard, Patio(s) & Deck(s), Sundeck(s) Pad Rental: Fixtures Leas: N Fixt Removed: N		R/I Plumbing: Reno Year: 2013 R/I Fireplaces: Total Parking: 4 Covered Parking: 1 Parking Access: Lane Parking Facilities: Garage; Single, RV Parking Avail. Dist to Public Trans: 1 BLK Dist to School Bus: Possession: Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Out Buildings: /Garage Sz: 20'8 x 16'6/Door Ht: 6'5/Outdr Pool: 15' x 15'																																																																																																						
Legal: PL NWP2620 LT 19 BLK 10 LD 36 SUBURBAN BLOCK 2, OF LOTS 6 TO 9, 13 AND 14 Amenities: In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub Site Influences: Central Location, Shopping Nearby Features Incl: Clothes Washer/Dryer, Garage Door Opener, Hot Tub Spa/Swirlpool, Pantry, Range, Refrigerator, Stove, Swimming Pool Equip.																																																																																																								
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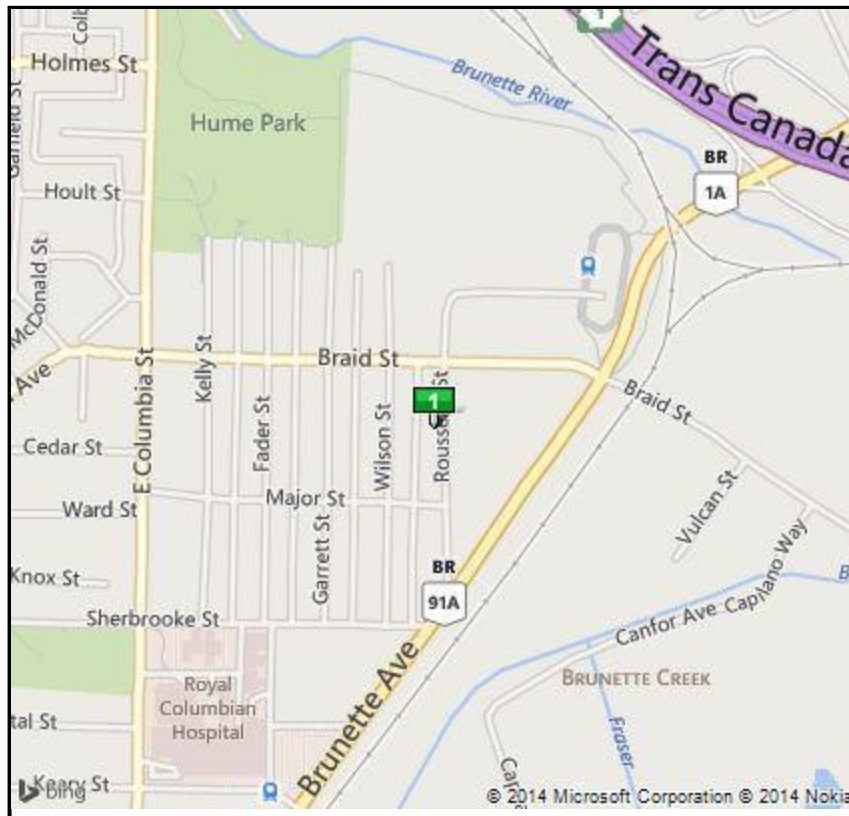
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PACESETTER
MARKETING LTD

461 ROUSSEAU ST
New Westminster, Sapperton

MLS#: V1089530

List Price: \$515,000

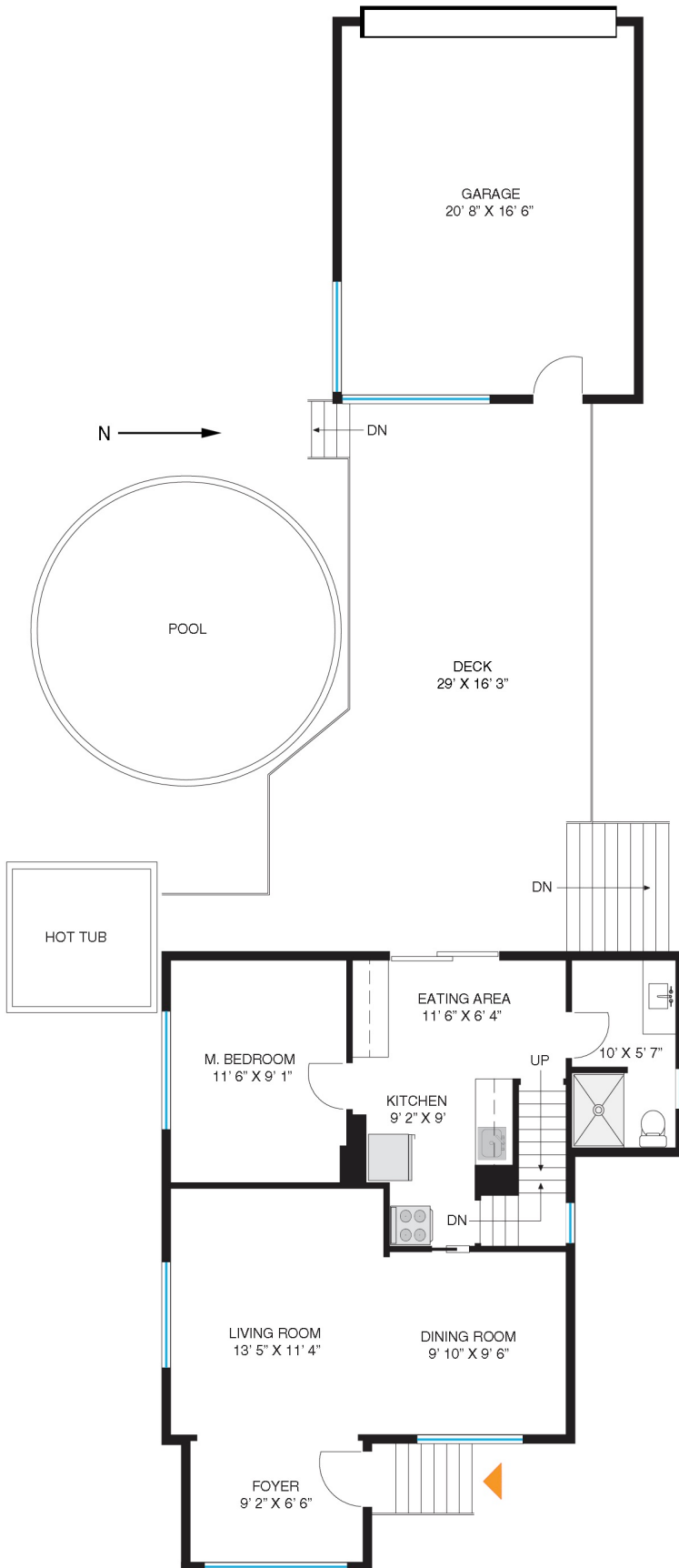


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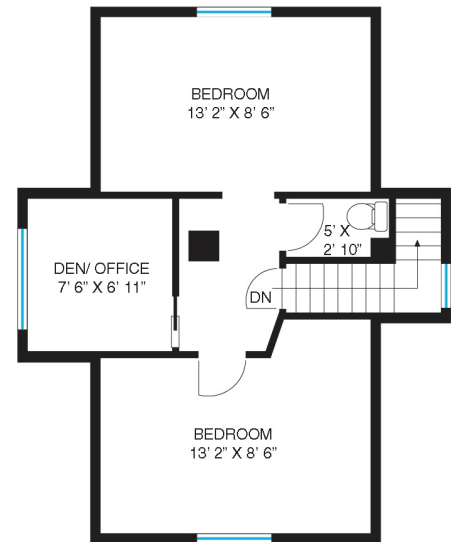
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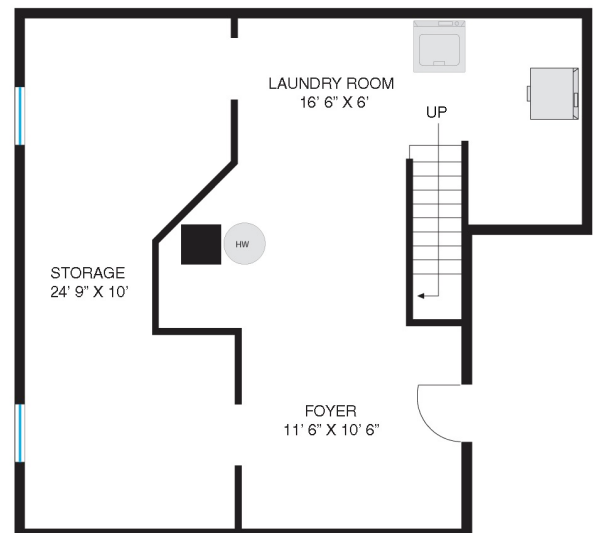
MAIN FLOOR 740 SQ.FT.



TOP FLOOR 426 SQ.FT.



BOTTOM FLOOR 666 SQ.FT.



TOTAL:	1832 SQ.FT.
DECK:	470 SQ.FT.
GARAGE:	340 SQ.FT.



CHRIS BROWN

NORTH SHORE REAL ESTATE