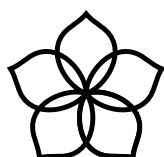


# WELCOME TO

477 EAST EIGHTH AVENUE, NEW WESTMINSTER



MARKETED BY



DOGWOOD REALTY



Welcome to the charming and historic neighbourhood of Sapperton in New Westminster. This wonderful community offers the perfect balance of walkability and accessibility, making it easy to get around by foot, bike, skytrain, transit, or car. This roomy home is a rare find with four bedrooms for the upper suite, providing ample space for a growing family. In addition, there are two bedrooms for the separate entry mortgage helper suite. The oversized detached one-car garage provides plenty of room for all your hobbies or extra storage needs. Inside, you'll be impressed by the tasteful, neutral, and modern renovations throughout the house. The kitchens and bathrooms have been updated with modern fixtures and finishes, creating an atmosphere that you'll love.







**MID-CENTURY  
CHARM  
THOUGHTFULLY  
UPDATED FOR  
TODAY**



## **PROPERTY UPDATES:**

- Painting whole house interior, exterior & fencing 2023
- House Roof 2010 & Garage Roof 2008
- Vinyl plank flooring 2023
- Kitchen cabinets, countertops & appliances 2023
- Bathroom Remodel 2023
- Zebra blinds 2023
- Chimney flashing & gutters, 2023
- Landscaping & new cedar hedges 2023
- Garage door & Front door 2023
- Sump pump 2023
- Hot water tank 2019
- Foundation waterproofing and draitile 2014
- Furnace 2012

## **WALKING DISTANCE NEIGHBOURHOOD**

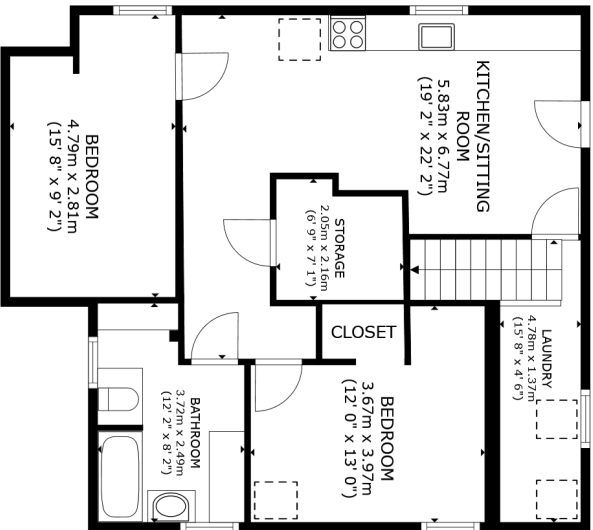
- 1 Min Sapperton Triangle Park
- 7 Mins Hume Park, outdoor pool & sports field
- 7 Mins Hume Off-Leash Dog Park
- 9 Mins Sapperton Park & splash pad
- 9 Mins Columbia Street shopping area & restaurants
- 12 Mins Cariboo Park & Tennis Courts
- 15 Mins Royal Columbian Hospital
- 15 Mins Brewery District Shopping area & restaurants

## **SCHOOLS**

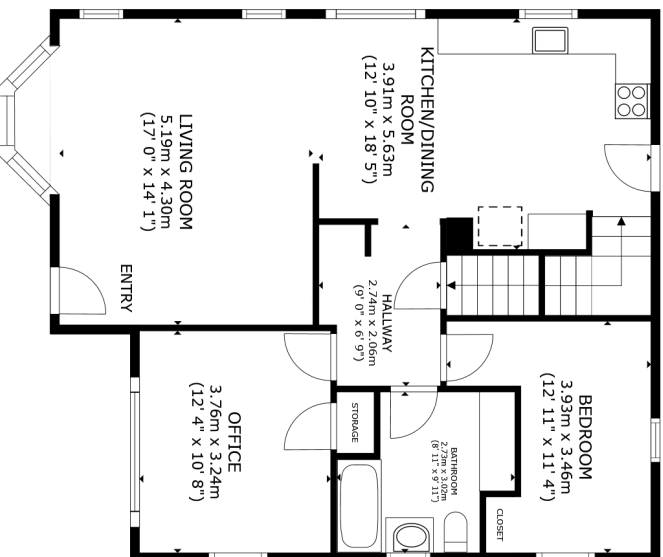
- Catchment Skwo:wech Elementary School
- Catchment Glenbrook Middle School
- Catchment New Westminster Secondary School
- Private Elementry St Michael's
- Private K-12 Urban Academy
- Private Collegiate St.Thomas More
- Cross Catchment Armstrong Elementry

## **COMMUTE**

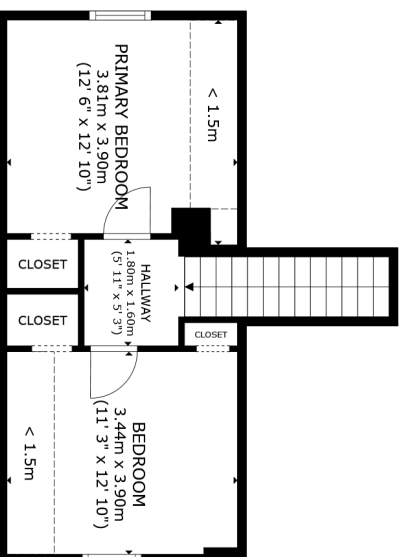
- 13 Mins walk to Braid Skytrain and Translink bus loop
- 5 Mins walk to bike route
- 5 Mins drive to 1 & 7 highway connector
- 15 Mins drive to Pattullo Bridge
- 35 Mins drive to downtown Vancouver



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 76.7 m<sup>2</sup> (826 sq.ft.) FLOOR 2 86.8 m<sup>2</sup> (935 sq.ft.) FLOOR 3 32.6 m<sup>2</sup> (351 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 5.3 m<sup>2</sup> (57 sq.ft.)  
 TOTAL : 196.1 m<sup>2</sup> (2,111 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







## ELISE WEATHERBY

604-841-7171  
elise@dogwoodrealty.ca  
dogwoodrealty.ca