219 MABEL STREET NEW WESTMINSTER

Queensborough, V3M 5A8

Residential Detached
\$1,888,888 (LP)

Depth/Size (f	t):	162	Bedrooms:		7	Approx. Year Bu	ıilt: 202	23
rontage (ft):		30.00	Bathrooms:		6	Age:	1	
ot Area: (sq		4,880.00	Full Baths:		6	Zoning:	RQ	1
lood Plain:		Yes	Half Baths:		0	Gross Taxes:	\$3,8	847.79
ear Yard Ex	p:	East				For Tax Year:	202	23
/iew:	-	No				P.I.D.:		I-685-501
			1			1		
tyle of Hom	e:	Basement Entry			Parking:	Total: 4 - Covered	d: 2	
Construction:		Frame - Wood,Log			Covered Parking:	2		
Exterior:		Fibre Cement Board, Other, Vinyl			Parking Access:	Front,Lane		
Foundation:					Parking:	DetachedGrge/C	arport,Garage; D	ouble
Rain Screen:		Full			Locker:			
enovations:	:				Units in Dev:			
# of Fireplaces:		2 - Fuel: Electric			Distance to:			
Water Supply:		City/Municipal			Title to Land:	Freehold NonStrata		
Fuel/Heating:		Radiant			Property Disc:	Yes		
utdoor Area	a:	Balcony(s),Patio(s)			PAD Rental:			
ype of Roof	:	Asphalt			Fixtures Leased:	No		
loor Finish:		Hardwood			Fixtures Rmvd:	No		
		No						
lgmt. Comp	-							
/iew: /lgmt. Comp Complex / Su	ubdiv:							
/lgmt. Comp Complex / Su	ubdiv:	Electricity,Natural Gas,Sa	•					
/Igmt. Comp Complex / Su Gervices Cor	ubdiv:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988	•		EW WESTMINSTER LAND	DISTRICT		
lgmt. Comp Complex / Su Services Cor .egal:	ubdiv:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry	3, DISTRICT LOT 75	8, GROUP 1, N	IEW WESTMINSTER LAND	DISTRICT		
Igmt. Comp complex / Su services Cor egal: amenities: site Influence	ubdiv: nnected:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac	3, DISTRICT LOT 75	8, GROUP 1, N by		DISTRICT		
Agmt. Comp Complex / Su Gervices Cor Legal: Amenities: Site Influence Features:	ubdiv: nnected: es:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry	3, DISTRICT LOT 75	8, GROUP 1, N by		DISTRICT		
Agmt. Comp Complex / Su Gervices Cor Legal: Amenities: Site Influence Features: Bylaw Restrie	ubdiv: nnected: es: c:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW,	8, GROUP 1, N by		DISTRICT		
Igmt. Comp complex / Su ervices Cor egal: 	ubdiv: nnected: es: c:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW,	8, GROUP 1, N by		DISTRICT		
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influence eatures: ylaw Restri sting Broke	ubdiv: nnected: es: c: er(s): Type	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW,	8, GROUP 1, N by		DISTRICT	Туре	Dimensions
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influence eatures: ylaw Restri sting Broke	ubdiv: nnected: es: c: er(s):	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, har	8, GROUP 1, N by Garage Door O Type Primary	pener,Security System		Type Laundry	Dimensions 6' x 8'
gmt. Comp omplex / Su ervices Cor egal: menities: te Influence eatures: ylaw Restri sting Broke oor ain	ubdiv: nnected: es: c: er(s): Type	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom	ppener,Security System Dimensions 11'5 x 14'	Floor		
gmt. Comp omplex / Su ervices Cor egal: menities: te Influenco eatures: ylaw Restri sting Broke oor ain	ubdiv: nnected: es: c: er(s): Type Living Room	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom	ppener,Security System Dimensions 11'5 x 14' 11'5 x 10'6	Floor Bsmt	Laundry	6' x 8'
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influenco eatures: ylaw Restri sting Broke oor ain ain	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh. Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above Above Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8	Floor Bsmt Main	Laundry Patio	6' x 8' 11' x 8'
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influenco eatures: ylaw Restri- isting Broke oor ain ain ain	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh. Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2	Floor Bsmt Main Above	Laundry Patio Patio	6' x 8' 11' x 8' 21' x 12'
Igmt. Comp omplex / Su ervices Cor egal: menities: ite Influence eatures: ylaw Restri- isting Broke loor ain ain ain ain	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above Above Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Bedroom Laundry	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8	Floor Bsmt Main Above	Laundry Patio Patio	6' x 8' 11' x 8' 21' x 12'
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influence eatures: ylaw Restri sting Broke oor ain ain ain ain smt	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 12' x 9'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, nar Floor Above Above Above Above Above	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2	Floor Bsmt Main Above	Laundry Patio Patio	6' x 8' 11' x 8' 21' x 12'
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gmt. Comp omplex / Su ervices Cor egal: menities: ite Influenco eatures: ylaw Restri- sting Broke oor ain ain ain ain ain smt smt	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen Kitchen Kitchen Family Room	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh. Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 12' x 9' 15' x 10'	B, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, har Floor Above Above Above Above Above Bsmt Bsmt	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Laundry Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8 10' x 10' 10' x 10'	Floor Bsmt Main Above Main	Laundry Patio Patio Patio	6' x 8' 11' x 8' 21' x 12' 21' x 12'
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gmt. Comp omplex / Su ervices Cor egal: menities: ite Influenco eatures: ylaw Restri- isting Broke oor ain ain ain ain ain smt smt nished Floo nished Floo	ubdiv: nnected: es: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen Kitchen Kitchen Family Room Kitchen Family Room or (Main): or (Above): or (Below):	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 12' x 9' 15' x 10'	3, DISTRICT LOT 75 ccess,Shopping Near /Dryr/Frdg/Stve/DW, har Floor Above Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchen	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Laundry Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8 10' x 10' 10' x 10' 10' x 10' 10' x 10'	Floor Bsmt Main Above Main Bathroom Floor Main	Laundry Patio Patio Patio Patio # of Pieces 3	6' x 8' 11' x 8' 21' x 12' 21' x 12' Ensuite? No
gmt. Comp omplex / Su ervices Cor egal: menities: ite Influenco eatures: ylaw Restri sting Broke oor ain ain ain ain ain smt smt nished Floo nished Floo nished Floo	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen Kitchen Kitchen Family Room or (Main): or (Above): or (Below): or (Bsmt):	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 20' x 14' 12' x 9' 15' x 10'	3, DISTRICT LOT 753 ccess,Shopping Near /Dryr/Frdg/Stve/DW, har Floor Above Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchens # Of Levels:	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8 10' x 10'	Floor Bsmt Main Above Main Bathroom Floor Main Above	Laundry Patio Patio Patio Patio Patio	6' x 8' 11' x 8' 21' x 12' 21' x 12' Ensuite? No No
Igmt. Comp omplex / Su ervices Cor egal: menities: ite Influence eatures: ylaw Restri- isting Broke loor ain ain ain ain ain smt smt smt smt inished Floo inished Floo inished Floo inished Floo	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen Kitchen Family Room Kitchen Family Room or (Main): or (Above): or (Below): or (Below): or (Bsmt): or (Total):	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 20' x 14' 12' x 9' 15' x 10' 1,559 sqft 1,439 sqft 0 sqft 0 sqft	B, DISTRICT LOT 75: ccess,Shopping Near /Dryr/Frdg/Stve/DW, har Floor Above Above Above Above Bsmt Bsmt Bsmt Bsmt Bsmt UT Of Rooms: # Of Rooms: # Of Levels: Suite:	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom Bedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8 10' x 10'	Floor Bsmt Main Above Main Bathroom Floor Main Above Above	Laundry Patio Patio Patio Patio # of Pieces 3 3 3 5	6' x 8' 11' x 8' 21' x 12' 21' x 12' Ensuite? No No Yes
Igmt. Comp complex / Su services Cor egal: .menities: .ite Influence ceatures:	ubdiv: nnected: es: c: er(s): Type Living Room Dining Room Bedroom Family Room Kitchen Family Room Kitchen Family Room Kitchen Family Room or (Main): or (Above): or (Below): or (Below): or (Total): loor:	Electricity,Natural Gas,Sa LOT 1, PLAN EPP109988 In Suite Laundry Central Location,Lane Ac Air Conditioning,ClthWsh Macdonald Realty Westm Dimensions 14' x 13' 14' x 7' 11' x 12' 10' x 14' 20' x 14' 20' x 14' 12' x 9' 15' x 10' 1,559 sqft 1,439 sqft 0 sqft 2,998 sqft	B, DISTRICT LOT 75: ccess,Shopping Near /Dryr/Frdg/Stve/DW, har Floor Above Above Above Above Above Bsmt Bsmt Bsmt # Of Rooms: # Of Kitchen: # Of Levels: Suite: Crawl/Bsmt I	8, GROUP 1, N by Garage Door O Type Primary Bedroom Bedroom Bedroom Laundry Bedroom Bedroom Sedroom	Dimensions 11'5 x 14' 11'5 x 10'6 10' x 10'8 10' x 10'2 5'6 x 7'8 10' x 10' 18 2 Legal Suite	Floor Bsmt Main Above Main Bathroom Floor Main Above Above Above	Laundry Patio Patio Patio Patio # of Pieces 3 3 5 3 3 5 3	6' x 8' 11' x 8' 21' x 12' 21' x 12' Ensuite? No No Yes No

Welcome to 219 Mabel St. This luxury home is locking for a new owner to call it home. This well built home is approximate 2990 sq. ft. on a 4880 sq. ft. lot and offers 7 bed 6 bath including a 2 bed rental suite generating \$2700 per month. Your future home comes with many great features such as Fisher & Paykel appliances, quartz countertops, radiant heating, AC/HRV, engineered hardwood flooring upstairs and tiles thru out on main floor, all full washrooms. Located centrally in fast growing community of Queensborough. Close to shopping, transit and schools. Open house: Sat. July 6 from 1pm-3pm



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