Details for 344 Alberta St, New Westminster

GENERAL SUMMARY:

1912 Home 3 levels with original stained glass windows.
Owner-occupied for 10 years.
Documented in the New West Heritage Inventory (but not subject to Heritage status).
3 bedrooms up, 2 down, 2 bathrooms total. High ceilings on main floor.
Natural gas furnace, water heater, stove.
Nest smart thermostat.
Monitored alarm system with break glass and door sensors.
Self re-keyable door locks (Weiser Smartkey) on 3 entrances.
Mature landscaping, garden with blueberries, raspberries, and room for more.

IMPROVEMENTS MADE:

New asphalt shingle roof in 2011.
New fridge in 2011.
Gas fireplace (Valor) installed and chimney repointed 2011.
Electrical overhaul - removed any remaining knob and tube wiring (never had aluminum) in 2012, complete with letter certifying removal.
Back deck fully rebuilt with aluminum railings 2012, added under deck locking storage room.
Upper deck with glass railings rebuilt 2012.
New double-sliding doors to upstairs deck in 2012.
House exterior fully painted in 2014 (guesstimate).
Front porch rebuilt (new platform, stairs, railings) in 2014.
New windows across most off main floor and all of upstairs, screens included, double panes added to stained glass, new glass in entry doors, March 2017.
New large capacity 60 gallon hot water tank in 2018.
New large capacity dryer 2020.
New lower retaining wall in concrete block, privacy cedar fence with gate, patio pavers, planters 2020.
New carpet in master bedroom, stairs in 2020.
New vinyl plank flooring in basement bedroom in 2020.
Deck repainted 2020.

Official property survey with pins done in 2015