

BUILDING BROCHURE

WILTSHIRE HEIGHTS

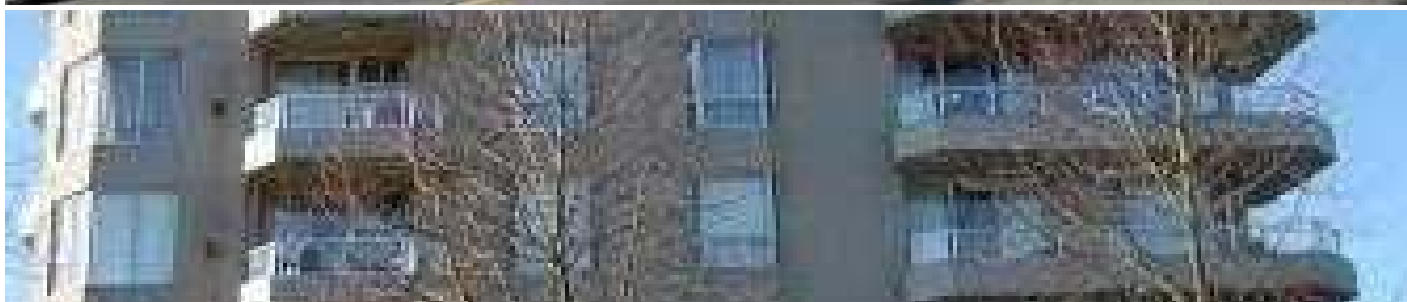
412 12th St. · New Westminster, BC V3M 6R2 · Uptown NW



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3 FOR SALE
FROM \$565,000

1 SOLD · 12 MO
\$643,500–\$643,500


12-MO SOLD TREND
26.2

Unit Mix

2 Bedroom

16 units
952 – 1,275 sf
from \$510,000

For Sale in Wiltshire Heights & Complex

3 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$675,000	2 / 2	1184 sf	\$570	703 412 TWELFTH STREET
\$649,000	2 / 2	1140 sf	\$569	504 412 TWELFTH STREET
\$565,000	2 / 2	998 sf	\$566	303 412 TWELFTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$643,500	2 / 2ba	1138 sf	\$565	2026-06-02
\$690,000	2 / 2ba	1122 sf	\$615	2025-04-05
\$536,000	2 / 2ba	952 sf	\$563	2025-03-04
\$728,000	2 / 2ba	1127 sf	\$646	2024-08-20

Value & Financing

Price Positioning

\$569 /sq ft

Active listings here average \$569/sf vs \$720/sf across Uptown NW.

21% below area average

Mortgage Snapshot

\$2,706 /mo

Entry price (from) \$565,000

20% down payment \$113,000

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1992	LEVELS 10	SUITES 40	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN LMS612	MANAGEMENT First Service Residential

Overview

Wiltshire Heights - 412 12th Street New Westminster - Located in the popular Uptown neighbourhood of New Westminster on 12th Street and Cameron Street. This is a central location that is close to transit, restaurants, coffee shops, Royal City Centre, Queens Park, medical services, recreation, additional shopping and more! Direct access to highways allows an easy commute to surround cities including Richmond, Surrey and downtown Vancouver. Wiltshire Heights offers 10 floors with 40 luxury homes quality built by Bosa in 1992 that are professionally managed by Crosby 604-683-8900. Most homes feature open concept floor plans, cozy gas fireplaces, insuite laundry, large walk-in closets, kitchen islands and balconies that boast beautiful river, city and mountain views. This is a well maintained and managed building with quality concrete construction, detail and finishing. Building features include wheelchair access, elevators, secured underground parking, storage lockers, exercise facilities and rooms that can be used for meetings or parties. Wiltshire Heights demonstrates luxury condo living in a sought after neighbourhood in New Westminster - Live here today!

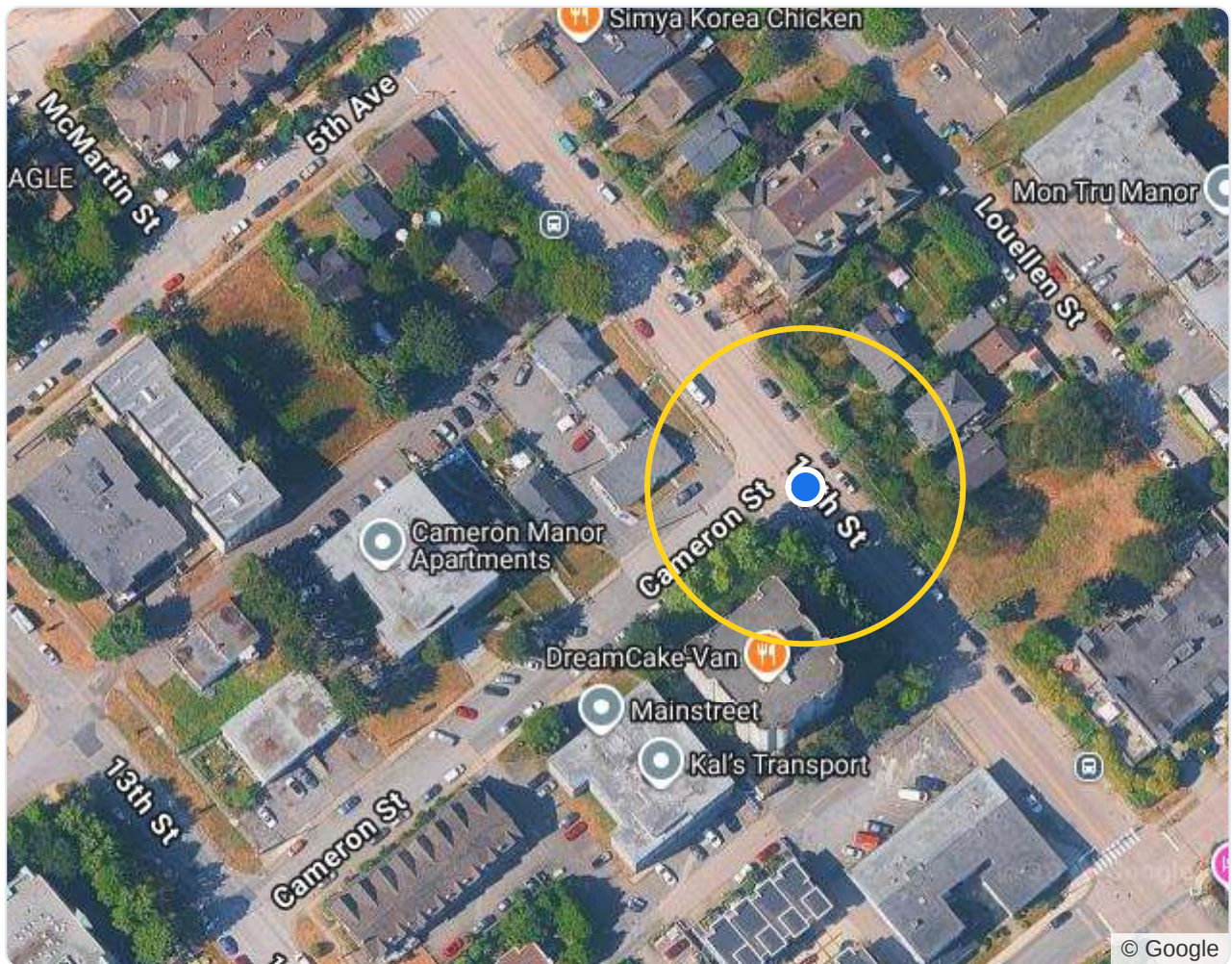
Amenities & Features

- | | |
|--------------------|---------------------|
| ✓ Elevator | ✓ Exercise Centre |
| ✓ In Suite Laundry | ✓ Recreation Center |
| ✓ Storage | ✓ Wheelchair Access |

Maintenance Fees Include

- | | |
|--------------|-----------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Gas |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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