

BUILDING BROCHURE

# THE STATESMAN

740 Hamilton St. · New Westminster, BC V3M 5T7 · Uptown NW



Scan to view online



**1** FOR SALE  
FROM \$479,888

**5** SOLD · 12 MO  
\$325,000–\$460,000

**12-MO SOLD TREND**  
-14.1

# Unit Mix

## 1 Bedroom

11 units  
683 – 728 sf  
**from \$325,000**

## 2 Bedroom

29 units  
856 – 1,018 sf  
**from \$375,000**

# For Sale in The Statesman & Complex

1 currently active

| ASKING           | BEDS / BATHS | SIZE   | \$/SF | UNIT / ADDRESS          |
|------------------|--------------|--------|-------|-------------------------|
| <b>\$479,888</b> | 2 / 2        | 912 sf | \$526 | 501 740 HAMILTON STREET |

# Recently Sold in this Building

| SOLD PRICE       | BEDS    | SIZE   | \$/SF | DATE       |
|------------------|---------|--------|-------|------------|
| <b>\$385,000</b> | 2 / 1ba | 856 sf | \$450 | 2026-04-27 |
| <b>\$340,000</b> | 1 / 1ba | 685 sf | \$496 | 2026-02-18 |
| <b>\$325,000</b> | 1 / 1ba | 685 sf | \$474 | 2026-02-16 |
| <b>\$375,000</b> | 2 / 1ba | 882 sf | \$425 | 2026-01-22 |

# Value & Financing

## Price Positioning

**\$526** /sq ft

Active listings here average **\$526/sf** vs **\$719/sf** across Uptown NW.

**27% below area average**

## Mortgage Snapshot

**\$2,298** /mo

Entry price (from) **\$479,888**

20% down payment **\$95,978**

Rate / amortization **5.24% · 25 yr**

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

|                             |                                         |                              |                                      |
|-----------------------------|-----------------------------------------|------------------------------|--------------------------------------|
| YEAR BUILT<br><b>1974</b>   | LEVELS<br><b>19</b>                     | SUITES<br><b>88</b>          | CONSTRUCTION<br><b>Concrete</b>      |
| EXTERIOR<br><b>Concrete</b> | TITLE TO LAND<br><b>Freehold Strata</b> | STRATA PLAN<br><b>NWS236</b> | MANAGEMENT<br><b>Remi Realty Inc</b> |

# Overview

The Statesman “ 740 Hamilton Street, New Westminstser, BC V3M 5T7, NWS236 “ This solid building is situated in the heart of the popular Uptown area. Conveniently located just minutes away

from the Royal City Shopping Center, Moody Park, Century House, New West High School, Massey Theatre, library, restaurants, banks, Safeway and transportation. You do not need a car, as everything you need is within walking distance. The Statesman is a nineteen storey high rise building with 88 units. This concrete building offers fabulous views of the Fraser River, Mount Baker and North Shore Mountains. It has great amenities including a clubhouse, sauna/steam room, courtyard with beautifully landscaped garden and shared laundry facilities. Throughout the building, there are double glazed windows with a heat reflector coating. Recent updates have been done as well including new plumbing, new roof and new carpets. Enjoy a lovely day in your very own spacious private balcony. It also includes secured underground parking, separate storage locker, everything handy for a comfortable worry-free lifestyle. Live here today! 

## Amenities & Features

- ✓ Elevator
- ✓ Shared Laundry
- ✓ Storage

## Maintenance Fees Include

- |             |                  |
|-------------|------------------|
| ✓ Caretaker | ✓ Garbage Pickup |
| ✓ Gardening | ✓ Heat           |
| ✓ Hot Water | ✓ Management     |

## Location



### Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

📞 604 671 7000 · ✉️ les@6717000.com · bccondos.net



Book a Viewing  
scan or call