

BUILDING BROCHURE

NORFOLK HOUSE - 815 4TH BUILDING

815 4th Ave. · New Westminster, BC V3M 1S8 · Uptown NW



1 FOR SALE
FROM \$399,900

2 SOLD · 12 MO
\$395,000-\$538,500



12-MO SOLD TREND
36.2

A line graph with a yellow line showing an upward trend over a period of 12 months. The line starts at a low point, rises, dips slightly, and then continues to rise with some minor fluctuations, ending at a higher point than it started.

Unit Mix

1 Bedroom 9 units 513 – 748 sf from \$290,000	2 Bedroom 3 units 790 – 884 sf from \$395,000	3 Bedroom 4 units 1,048 – 1,159 sf from \$445,000
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For Sale in Norfolk House – 815 4th Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$399,900	1 / 1	748 sf	\$535	109 815 FOURTH AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$395,000	2 / 2ba	884 sf	\$447	2025-12-14
\$538,500	3 / 2ba	1159 sf	\$465	2025-10-16
\$405,000	1 / 1ba	740 sf	\$547	2025-03-10
\$400,000	1 / 1ba	640 sf	\$625	2024-05-17

Value & Financing

Price Positioning \$535 /sq ft Active listings here average \$535/sf vs \$705/sf across Uptown NW. 24% below area average	Mortgage Snapshot \$1,915 /mo Entry price (from) \$399,900 20% down payment \$79,980 Rate / amortization 5.24% · 25 yr <i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i>
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YEAR BUILT 1963	LEVELS 3	SUITES 33	CONSTRUCTION Frame - Wood
EXTERIOR Mixed	TITLE TO LAND Freehold Strata	STRATA PLAN NWS286	MANAGEMENT Crossroads Management Ltd.

Overview

Norfolk House - 815 4th Avenue, New Westminster, BC V3M 1S8, Canada. Strata Plan NWS286. Norfolk House is located on 4th Avenue and 8th Street in a convenient neighbourhood of New Westminster. Completed 1963. Norfolk House 3 storeys and contains 33 homes. Maintenance fees include caretaker, garbage pickup, gardening, heat, hot water, management and recreation facility. Features of Norfolk House include shared laundry, recreation centre, and an indoor pool.

Transit and major routes are within walking distance. Nearby Parks are Simcoe Park, Moody Park and Tipperary Park. Nearby Schools are New Westminster Virtual Secondary School, Queen Elizabeth Elementary School, Queensborough Middle School and Power Alternate Secondary School. Supermarkets and grocery stores nearby are Safeway New Westminster Station, Buy-Low Foods, Bc Market, Safeway McBride and Mostafa Supermarket.

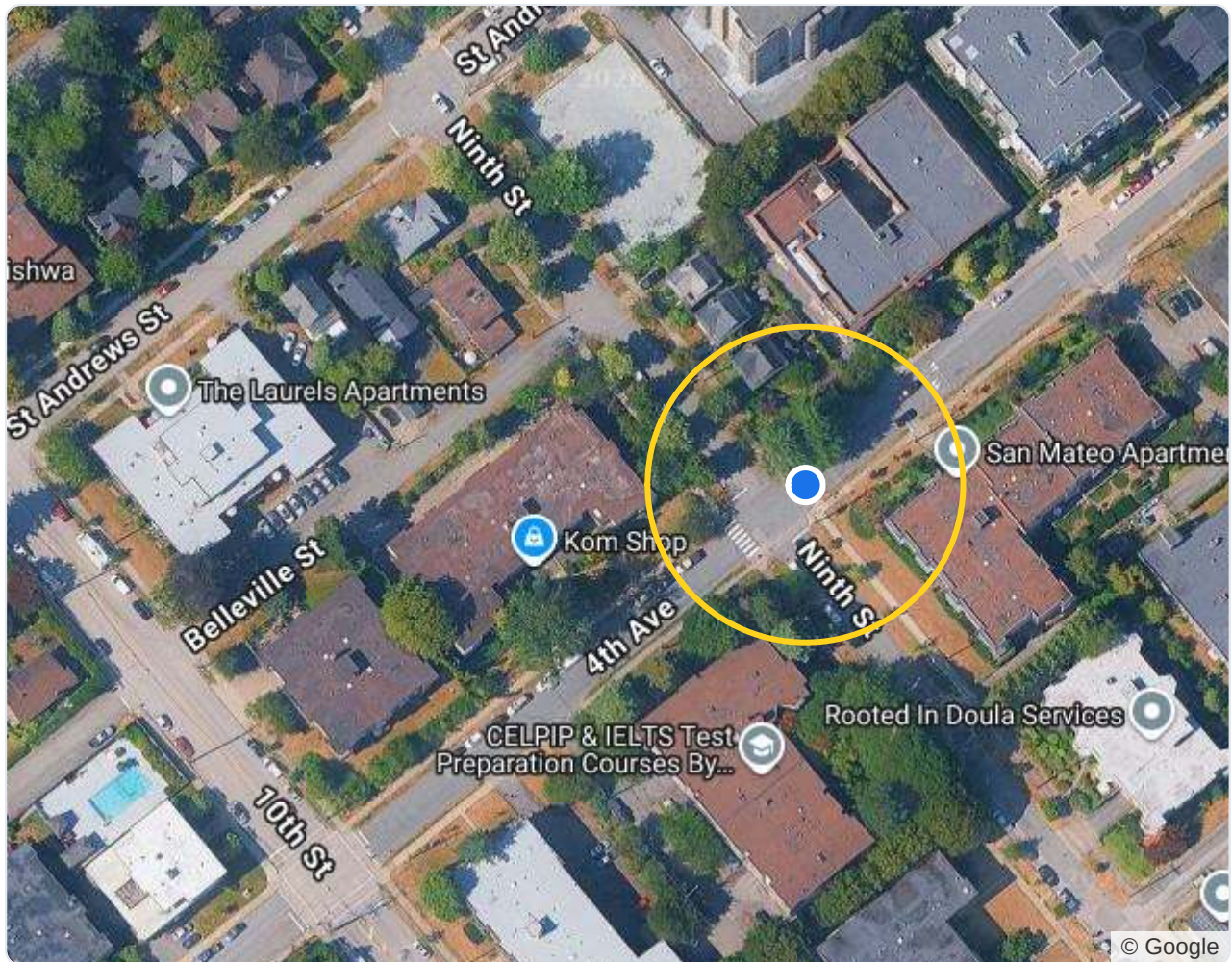
Amenities & Features

✓ Pool; Indoor

Maintenance Fees Include

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

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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