

BUILDING BROCHURE

MAGNOLIA MANOR - 515 11TH BUILDING

515 11th St. · New Westminster, BC V3M 4G4 · Uptown NW



2 FOR SALE
FROM \$349,000

1 SOLD · 12 MO
\$270,000-\$270,000


12-MO SOLD TREND
-27.8

Unit Mix

Studio 4 units 422 – 471 sf from \$270,000	1 Bedroom 8 units 675 – 822 sf from \$315,000	2 Bedroom 10 units 884 – 1,001 sf from \$380,000
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For Sale in Magnolia Manor - 515 11th Building & Complex

2 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$499,000	2 / 1	965 sf	\$517	101 515 ELEVENTH STREET
\$349,000	— / 1	422 sf	\$827	112 515 ELEVENTH STREET

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$270,000	— / 1ba	422 sf	\$640	2026-01-05
\$490,000	2 / 1ba	1001 sf	\$490	2025-01-31
\$382,500	1 / 1ba	691 sf	\$554	2024-10-24
\$415,000	1 / 1ba	822 sf	\$505	2024-05-13

Value & Financing

Price Positioning \$672 /sq ft Active listings here average \$672/sf vs \$723/sf across Uptown NW. 7% below area average	Mortgage Snapshot \$1,671 /mo Entry price (from) \$349,000 20% down payment \$69,800 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 1974	LEVELS 3	SUITES 36	CONSTRUCTION Frame - Wood
EXTERIOR Stucco	TITLE TO LAND Freehold Strata	STRATA PLAN NWS203	MANAGEMENT Ascent Real Estate Management Corporation

Overview

Magnolia Manor - 515 11 Street New Westminster, BC V3M 4G4, NWS203 - Located in the Uptown neighbourhood of New Westminster on 11 Street and 6 Avenue. This is a convenient location that is close to transit, Royal City Shopping Centre, Queens Park, restaurants, coffee shops, medical services, schools at all levels including Douglas College, recreation and more! Direct access to highways allows an easy commute to surrounding destinations including Richmond, Surrey and downtown Vancouver. Most homes feature open concept floor plans, insuite laundry, electric fireplaces, extra storage, many windows and large balconies that are great for relaxing. This is a well maintained building that offers secured parking, storage lockers, common storage areas, a manicured courtyard, exercise room, sauna and recreation room. Magnolia Manor offers comfortable condo living suited for every lifestyle - Live here today!

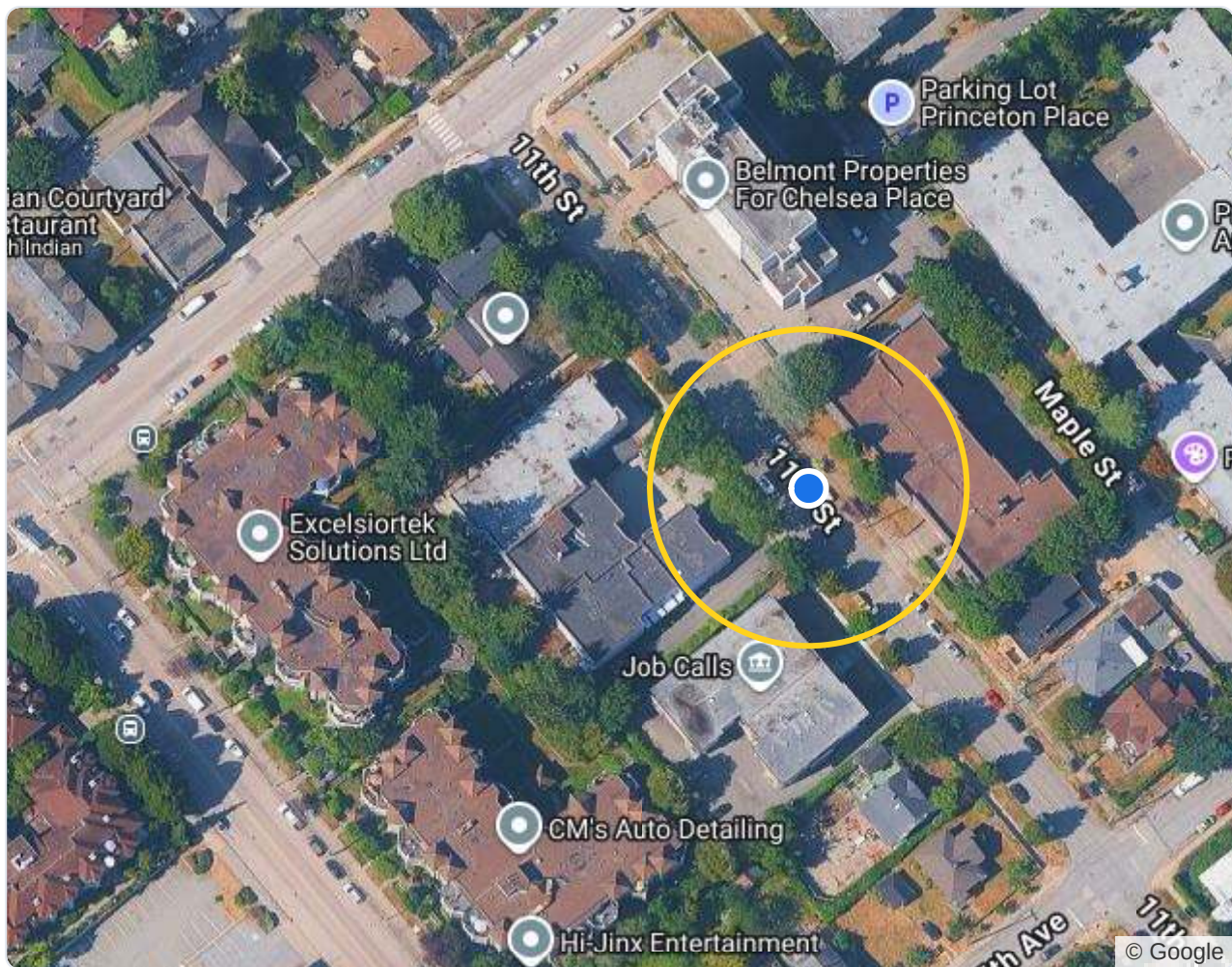
Amenities & Features

- | | |
|------------|--------------------|
| ✓ Elevator | ✓ In Suite Laundry |
|------------|--------------------|

Maintenance Fees Include

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

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
scan or call