

<b>Depth/Size (ft):</b>	0.00	<b>Bedrooms:</b>	5	<b>Approx. Year Built:</b>	1975
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	5	<b>Age:</b>	49
<b>Lot Area: (sq.ft.)</b>	8,257.00	<b>Full Baths:</b>	4	<b>Zoning:</b>	R4
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$6,435.86
<b>Rear Yard Exp:</b>				<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	002-510-464

<b>Style of Home:</b>	2 Storey w/Bsmt.	<b>Parking:</b>	Total: 6 - Covered: 2
<b>Construction:</b>	Brick,Concrete,Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Brick,Wood	<b>Parking Access:</b>	Front,Side
<b>Foundation:</b>		<b>Parking:</b>	Garage; Double,RV Parking Avail.
<b>Rain Screen:</b>		<b>Locker:</b>	
<b>Renovations:</b>		<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	2 - Fuel: Natural Gas	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold NonStrata
<b>Fuel/Heating:</b>	Other	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s),Fenced Yard	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	

**View:** Yes : Mountain

**Mgmt. Company:**

**Complex / Subdiv:**

**Services Connected:** Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

**Legal:** LOT 259, PLAN NWP46790, DISTRICT LOT 207, GROUP 1, NEW WESTMINSTER LAND DISTRICT

**Amenities:**

**Site Influences:**

**Features:**

**Bylaw Restrict:**

**Listing Broker(s):** Coldwell Banker Prestige Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'0 x 23'2	Main	Laundry	6'2 x 10'1	Below	Bedroom	14'4 x 9'1
Main	Dining Room	14'9 x 14'11	Above	Primary Bedroom	14'10 x 18'4	Below	Recreation Room	20'8 x 14'6
Main	Kitchen	13'6 x 11'4	Above	Bedroom	9'7 x 12'2	Below	Utility	20'8 x 18'5
Main	Eating Area	7'9 x 9'11	Above	Bedroom	9'1 x 12'2	Below	Storage	9'8 x 8'8
Main	Family Room	14'10 x 14'5	Below	Kitchen	12'2 x 6'11	Below	Storage	7'3 x 8'8
Main	Bedroom	16'4 x 11'10	Below	Dining Room	7'5 x 6'7			
Main	Office	16'10 x 9'5	Below	Living Room	18'7 x 7'8			

<b>Finished Floor (Main):</b>	1,969 sqft	<b># Of Rooms:</b>	19	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	789 sqft	<b># Of Kitchens:</b>	2	Above	3	Yes
<b>Finished Floor (Below):</b>	1,040 sqft	<b># Of Levels:</b>	3	Above	5	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Suite:</b>	Unauthorized Suite	Main	3	No
<b>Finished Floor (Total):</b>	3,798 sqft	<b>Crawl/Bsmt Height:</b>		Below	4	No
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Crawl,Partly Finished,Separate Entry	Below	2	No
<b>Grand Total:</b>	3,798 sqft	<b>Beds In Bsmt:</b>	0 / 5			
		<b># Of Pets:</b>				

Beautiful custom European built original owner home which is on a large 8257sf lot in the heart of North Burnaby. This spacious open concept 5 bed, 5 bath features high ceiling, large sunken family room, gas fireplaces. 3 bedrooms above, 1 bedroom on main floor. Extensive Kitchen renovation complete, large deck with hot tub hook up and mountain views, beautiful landscaping with garden, plenty of interior/exterior storage, large lower patio with built in outdoor gas oven! self contained 1 Bedroom suite with laundry. Excellent curb appeal with quiet surrounding and neighborhood RV or boat Parking. Westridge Elementary, Burnaby North Secondary catchments, close to SFU, and Burnaby mountain golf course.