## **2630 NOEL DRIVE BURNABY**

Oakdale, V3J 1J3

Depth/Size (ft):	128 IRR	Bedrooms:	4	Approx. Year Built:	1955
Frontage (ft):	60.00	Bathrooms:	2	Age:	69
Lot Area: (sq.ft.)	7,662.00	Full Baths:	2	Zoning:	R2
Flood Plain:	· ,	Half Baths:	0	Gross Taxes:	\$4,921.65
Rear Yard Exp:	South		-	For Tax Year:	2023
View:	Yes			P.I.D.:	001-647-083
Style of Home:	2 Storey, Split Entry		Parking:	Total: 4 - Covered: 1	
Construction:	Frame - Wood		Covered Parking:	1	
Exterior:	Fibre Cement Board,S	Stucco	Parking Access:	Front,Lane	
oundation:			Parking:	Garage; Single,Open	
Rain Screen:			Locker:	- <del>-</del> ·	
Renovations:			Units in Dev:		
f of Fireplaces:	2 - Fuel: Natural Gas		Distance to:		
Vater Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air,Natural Gas	9	Property Disc:	Yes	
Outdoor Area:	Balcny(s) Patio(s) Dck		PAD Rental:	163	
Type of Roof:	Asphalt	Jo,i chocu ialu	Fixtures Leased:	No	
	•				
Floor Finish:	Hardwood,Laminate,Ti	iie,waii/ waii/ Mixed	Fixtures Rmvd:	No	
	VALUE MOUNTAIN				
View:	Yes : MOUNTAIN				
	Yes : MOUNTAIN				
Mgmt. Company:	Yes : MOUNTAIN				
Mgmt. Company: Complex / Subdiv:		s,Sanitary Sewer,Water			
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	s,Sanitary Sewer,Water .AN NWP17444, DISTRICT LOT 8	8, GROUP 1, NEW WESTMINS	TER LAND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal:	Electricity,Natural Gas	•	8, GROUP 1, NEW WESTMINS	TER LAND DISTRICT	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None	•			
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf (	AN NWP17444, DISTRICT LOT 8	reation Nearby,Shopping Nearb	ру	
View: Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf (	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec	reation Nearby,Shopping Nearb	ру	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ( ClthWsh/Dryr/Frdg/Stv	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings	reation Nearby,Shopping Neart ,Garage Door Opener,Smoke /	ру	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ( ClthWsh/Dryr/Frdg/Stv	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec	reation Nearby,Shopping Neart ,Garage Door Opener,Smoke /	ру	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ( ClthWsh/Dryr/Frdg/Stv	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings	reation Nearby,Shopping Neart ,Garage Door Opener,Smoke /	ру	Dimensions
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 6 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke /	oy Alarm,Sprinkler - Fire	Dimensions 10'5 x 7'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor	by Alarm,Sprinkler - Fire <b>Type</b>	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re <b>Type</b> Living Room Dining Room	AN NWP17444, DISTRICT LOT 8 Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / <b>Floor</b> <b>Bsmt</b>	by Alarm,Sprinkler - Fire <b>Type</b> Laundry	10'5 x 7'2 9'0 x 7'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below	by Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room	10'5 x 7'2 9'0 x 7'8
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 6 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 6 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): 	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 6 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re <b>Type</b> Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT 8 Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty <b>Dimensions</b> $18'1 \times 12'0$ $8'5 \times 8'11$ $13'0 \times 8'5$ $11'3 \times 10'2$ $10'0 \times 8'6$ $11'9 \times 8'2$ $6'6 \times 5'5$	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Bsmt Below Bsmt Bsmt	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Above):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT 8 Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms:	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt Bsmt Bsmt	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation <b>Room</b>	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite?
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Below):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer 1,079 sqft 0 sqft	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms: # Of Kitchens:	reation Nearby,Shopping Nearb s,Garage Door Opener,Smoke / Bsmt Below Bsmt Bsmt Bsmt 11 1	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Below):	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms: # Of Kitchens: # Of Levels:	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Bsmt Below Bsmt Bsmt Bsmt 11 1 2	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer 1,079 sqft 0 sqft 0 sqft 1,010 sqft 2,089 sqft	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Bsmt Below Bsmt Bsmt Bsmt 11 1 2	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main Main Main Main Main Main Finished Floor (Main): Finished Floor (Main): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 6 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer 1,079 sqft 0 sqft 1,010 sqft	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite:	Floor Bsmt Below Bsmt Bsmt Bsmt 11 1 2 None	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf 0 ClthWsh/Dryr/Frdg/Stv RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer 1,079 sqft 0 sqft 0 sqft 1,010 sqft 2,089 sqft 0 sqft	AN NWP17444, DISTRICT LOT & Course Nearby,Lane Access,Rec ve/DW,Drapes/Window Coverings ealty, Sutton Group Seafair Realty Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2 10'0 x 8'6 11'9 x 8'2 6'6 x 5'5 # Of Rooms: # Of Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	reation Nearby,Shopping Nearb ,Garage Door Opener,Smoke / Floor Bsmt Below Bsmt Bsmt 11 1 2 None Full,Fully Finished,Separate	Dy Alarm,Sprinkler - Fire <b>Type</b> Laundry Bedroom Games Room Recreation Room Recreation Room	10'5 x 7'2 9'0 x 7'8 19'6 x 12'11 25'8 x 11'3 f Pieces Ensuite? No

STUNNING, PEACEFUL & CONVENIENT: This 2-storey split-level home is nestled in the tranquil Sullivan Heights community of Burnaby. With 2100 sqft of living space, 4 beds, & 2 baths, and suite potential in the basement, it offers ample room for your family to grow and thrive. The property spans 7600 sqft, boasting mountain views that will surely captivate your senses. Strategically located close to shopping, transit, & all levels of schools, making it ideal for families with diverse needs. For those who love the outdoors, nearby walking trails offer endless opportunities for exploration and relaxation. Don't miss out on this incredible opportunity to embrace the best of Burnaby living. Open House Saturday May 25th 11:00am-1:00pm. For more information call listing agent.

The enclosed information while deemed to be correct, is not guaranteed. Information and measurements should not be relied upon without independent verification. PREC\* indicates 'Personal Real Estate Corporation'. This communication is not intended to solicit properties already listed for sale.