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	
Foundation:			Parking:	Garage; Single,Open	
Rain Screen:			Locker:		
Renovations:			Units in Dev:		
# of Fireplaces:	2 - Fuel: Natural Gas		Distance to:		
Water Supply:	City/Municipal		Title to Land:	Freehold NonStrata	
Fuel/Heating:	Forced Air,Natural Ga	s	Property Disc:	Yes	
Outdoor Area:	Balcny(s) Patio(s) Dck		PAD Rental:	100	
Type of Roof:	Asphalt		Fixtures Leased:	No	
Floor Finish:	Hardwood,Laminate,T	Tilo Wall/Mall/Mixed	Fixtures Rmvd:	No	
	Hardwood,Lammale, I		Fixtures milivu.	NO	
			1		
	Yes : MOUNTAIN				
Mgmt. Company:	Yes : MOUNTAIN				
Mgmt. Company: Complex / Subdiv:					
Mgmt. Company: Complex / Subdiv:	Electricity,Natural Gas	s,Sanitary Sewer,Water			
Mgmt. Company: Complex / Subdiv: Services Connected:	Electricity,Natural Gas	s,Sanitary Sewer,Water AN NWP17444, DISTRICT LOT	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:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf	AN NWP17444, DISTRICT LOT	creation Nearby,Shopping Nearb	ру	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features:	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re	creation 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/St	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re	creation Nearby,Shopping Nearb gs,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/St	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering	creation Nearby,Shopping Nearb gs,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 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real	creation Nearby,Shopping Nearb Is,Garage Door Opener,Smoke / Y	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): Floor Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real Dimensions	creation Nearby,Shopping Nearb js,Garage Door Opener,Smoke / y Floor	oy Alarm,Sprinkler - Fire Type	
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room	LAN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real Dimensions 18'1 x 12'0	creation Nearby,Shopping Nearb ys,Garage Door Opener,Smoke / y Floor Bsmt	by Alarm,Sprinkler - Fire Type Laundry	10'5 x 7'2
Mgmt. Company: Complex / Subdiv: Services Connected: Legal: Amenities: Site Influences: Features: Bylaw Restric: Listing Broker(s): Floor Main Main	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room Dining Room Kitchen	LAN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re we/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5	creation Nearby,Shopping Nearb ys,Garage Door Opener,Smoke / y Floor Bsmt Below	by Alarm,Sprinkler - Fire Type 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	Electricity,Natural Gas LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room Dining Room Kitchen Primary Bedroom	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt Dimensions 18'1 x 12'0 8'5 x 8'11 13'0 x 8'5 11'3 x 10'2	creation Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearb y y Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire Type Laundry Bedroom	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	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt 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	creation Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearb y y Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire Type 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 Gass LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real 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	creation Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearb y y Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire Type 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 Main	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt 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	creation Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearb y y Floor Bsmt Below Bsmt	by Alarm,Sprinkler - Fire Type 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 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt Dimensions 18'1 × 12'0 8'5 × 8'11 13'0 × 8'5 11'3 × 10'2 10'0 × 8'6 11'9 × 8'2 6'6 × 5'5 # Of Rooms:	creation Nearby,Shopping Nearby gs,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt Bsmt	Dy Alarm,Sprinkler - Fire Type 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
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/St RE/MAX All Points Re Type Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt Dimensions 18'1 × 12'0 8'5 × 8'11 13'0 × 8'5 11'3 × 10'2 10'0 × 8'6 11'9 × 8'2 6'6 × 5'5	creation Nearby,Shopping Nearb ys,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt Bsmt	Dy Alarm,Sprinkler - Fire Type 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
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 ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Foyer	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt Dimensions 18'1 × 12'0 8'5 × 8'11 13'0 × 8'5 11'3 × 10'2 10'0 × 8'6 11'9 × 8'2 6'6 × 5'5 # Of Rooms:	creation Nearby,Shopping Nearby gs,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt Bsmt	Dy Alarm,Sprinkler - Fire Type 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
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 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,Re we/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt 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:	creation Nearby,Shopping Nearby gs,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt Bsmt 11 1	Dy Alarm,Sprinkler - Fire Type 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 (Above): Finished Floor (Below): Finished Floor (Bsmt):	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf 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 0 sqft	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re we/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real 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:	creation Nearby,Shopping Nearby, s,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt 11 1 1 2	Dy Alarm,Sprinkler - Fire Type 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 (Bsmt): Finished Floor (Total):	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf 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 0 sqft 1,010 sqft	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real 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:	creation Nearby,Shopping Nearby, s,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt 11 1 1 2	Dy Alarm,Sprinkler - Fire Type 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 (Above): Finished Floor (Below): Finished Floor (Below): Finished Floor (Total): Unfinished Floor:	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf 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 0 sqft 1,010 sqft 2,089 sqft	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Real 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:	creation Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby,Shopping Nearby y Floor Bsmt Below Bsmt Bsmt 11 1 2 None	Dy Alarm,Sprinkler - Fire Type 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
Legal: Amenities: Site Influences:	Electricity,Natural Gass LOT 8, BLOCK 13, PL None Central Location,Golf ClthWsh/Dryr/Frdg/St RE/MAX All Points Re Living Room Dining Room Dining Room Kitchen Primary Bedroom Bedroom Bedroom Bedroom Foyer 1,079 sqft 0 sqft 1,010 sqft 2,089 sqft 0 sqft	AN NWP17444, DISTRICT LOT Course Nearby,Lane Access,Re ve/DW,Drapes/Window Covering ealty, Sutton Group Seafair Realt 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 Kitchens: # Of Levels: Suite: Crawl/Bsmt Height:	creation Nearby,Shopping Nearby, s,Garage Door Opener,Smoke / y Floor Bsmt Below Bsmt Bsmt Bsmt 11 1 2 None Full,Fully Finished,Separate	Dy Alarm,Sprinkler - Fire Type 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 LIVING! Nestled in the serene Oakdale community of Burnaby, this impressive 2-storey split-level home features 2100 sqft of living space with 4 bedrooms and 2 bathrooms, plus potential for a basement suite. Set on a generous 7600 sqft lot, there is future potential 6-8 storey development, check with City of Burnaby. Enjoy the mountain views that enhance your daily life. Perfectly situated near shopping, transit, and schools, this home caters to all family needs. Nature lovers will appreciate the nearby walking trails for exploration and relaxation. Don't miss this opportunity to experience the best of Burnaby living! For details, call the listing agent. Open House Saturday Nov 23rd 2-4pm

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.