

<b>Depth/Size (ft):</b>	128 IRR	<b>Bedrooms:</b>	4	<b>Approx. Year Built:</b>	1955
<b>Frontage (ft):</b>	60.00	<b>Bathrooms:</b>	2	<b>Age:</b>	69
<b>Lot Area: (sq.ft.)</b>	7,662.00	<b>Full Baths:</b>	2	<b>Zoning:</b>	R2
<b>Flood Plain:</b>		<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$4,921.65
<b>Rear Yard Exp:</b>	South			<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	001-647-083

<b>Style of Home:</b>	2 Storey,Split Entry	<b>Parking:</b>	Total: 4 - Covered: 1
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Fibre Cement Board,Stucco	<b>Parking Access:</b>	Front,Lane
<b>Foundation:</b>		<b>Parking:</b>	Garage; Single,Open
<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>	Forced Air,Natural Gas	<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>	Hardwood,Laminate,Tile,Wall/Wall/Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAIN
<b>Mgmt. Company:</b>	
<b>Complex / Subdiv:</b>	
<b>Services Connected:</b>	Electricity,Natural Gas,Sanitary Sewer,Water
<b>Legal:</b>	LOT 8, BLOCK 13, PLAN NWP17444, DISTRICT LOT 8, GROUP 1, NEW WESTMINSTER LAND DISTRICT
<b>Amenities:</b>	None
<b>Site Influences:</b>	Central Location,Golf Course Nearby,Lane Access,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW,Drapes/Window Coverings,Garage Door Opener,Smoke Alarm,Sprinkler - Fire
<b>Bylaw Restrict:</b>	
<b>Listing Broker(s):</b>	RE/MAX All Points Realty, Sutton Group Seafair Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'1 x 12'0	Bsmt	Laundry	10'5 x 7'2
Main	Dining Room	8'5 x 8'11	Below	Bedroom	9'0 x 7'8
Main	Kitchen	13'0 x 8'5	Bsmt	Games Room	19'6 x 12'11
Main	Primary Bedroom	11'3 x 10'2	Bsmt	Recreation Room	25'8 x 11'3
Main	Bedroom	10'0 x 8'6			
Main	Bedroom	11'9 x 8'2			
Main	Foyer	6'6 x 5'5			

<b>Finished Floor (Main):</b>	1,079 sqft	<b># Of Rooms:</b>	11	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	2	Below	3	No
<b>Finished Floor (Bsmt):</b>	1,010 sqft	<b>Suite:</b>	None			
<b>Finished Floor (Total):</b>	2,089 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Unfinished Floor:</b>	0 sqft	<b>Basement:</b>	Full,Fully Finished,Separate Entry			
<b>Grand Total:</b>	2,089 sqft	<b>Beds In Bsmt:</b>	0 / 4			
		<b># Of Pets:</b>				

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.