

Depth/Size (ft):	73	Bedrooms:	5	Approx. Year Built:	1965
Frontage (ft):	107.00	Bathrooms:	2	Age:	59
Lot Area: (sq.ft.)	7,814.00	Full Baths:	2	Zoning:	R4
Flood Plain:	No	Half Baths:	0	Gross Taxes:	\$5,946.72
Rear Yard Exp:				For Tax Year:	2024
View:	No			P.I.D.:	008-910-367

Style of Home:	2 Storey	Parking:	
Construction:	Frame - Wood	Covered Parking:	
Exterior:	Mixed,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Carport & Garage
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	2 - Fuel: None	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Forced Air,Natural Gas	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard,Sundeck(s)	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Mixed	Fixtures Rmvd:	No

View:	No
Mgmt. Company:	
Complex / Subdiv:	
Services Connected:	Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water
Legal:	LOT 196, PLAN NWP27384, DISTRICT LOT 129, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 6545-1715
Amenities:	Garden,Green House,Workshop Attached
Site Influences:	Lane Access,Paved Road,Shopping Nearby
Features:	ClthWsh/Dryr/Frdg/Stve/DW
Bylaw Restrict:	
Listing Broker(s):	Grand Central Realty

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'11 x 13'0	Bsmt	Bedroom	13'7 x 13'3	Bsmt	Mud Room	5'1 x 7'7
Main	Dining Room	12'5 x 9'7	Bsmt	Bedroom	11'6 x 9'1	Bsmt	Utility	12'0 x 3'9
Main	Kitchen	9'1 x 9'7	Bsmt	Eating Area	12'7 x 13'3			
Main	Primary Bedroom	14'8 x 13'3	Bsmt	Kitchen	8'1 x 6'7			
Main	Bedroom	11'4 x 9'9	Bsmt	Living Room	17'5 x 13'0			
Main	Bedroom	12'6 x 9'9	Bsmt	Foyer	9'9 x 4'5			
Main	Eating Area	6'8 x 5'9	Bsmt	Laundry	9'9 x 7'7			

Finished Floor (Main):	1,234 sqft	# Of Rooms:	16	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,245 sqft	# Of Kitchens:	2	Main	4	No
Finished Floor (Below):	0 sqft	# Of Levels:	2	Above	4	No
Finished Floor (Bsmt):	0 sqft	Suite:	None			
Finished Floor (Total):	2,479 sqft	Crawl/Bsmt Height:				
Unfinished Floor:	0 sqft	Basement:	Full			
Grand Total:	2,479 sqft	Beds In Bsmt:	2 / 5			
		# Of Pets:				

Beautiful 7814 square foot corner lot in the Awesome 'Parkcrest' area of North Burnaby. Well kept solid 2 storey home that's still very livable. Rent the house out until you get your future density plans approved. 15 mins walk to Holdom skytrain station, 5 mins drive to connect to Hwy 1. School Catchment: Parkcrest Elementary & Burnaby North Secondary. Close to transit, shopping, Amazing Brentwood, Holdom Skytrain and SFU. This home will sell quickly. Ask your Realtor to view this property today.