



Presented by:
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Active
R3009293
Board: V
House/Single Family

7753 HAZELMERE STREET

Burnaby South
Burnaby Lake
V5E 2B3

Residential Detached

\$2,289,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$2,289,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **1983**
Frontage(feet): **0.00** Bathrooms: **4** Age: **42**
Frontage(metres): Full Baths: **3** Zoning: **R1**
Depth / Size: Half Baths: **1** Gross Taxes: **\$6,557.04**
Lot Area (sq.ft.): **7,226.00** Rear Yard Exp: For Tax Year: **2024**
Lot Area (acres): **0.17** P.I.D.: **002-275-333** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: PANORAMIC CITY & MOUNTAIN**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood, Log**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Electric, Wood**
Fuel/Heating: **Baseboard**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2022**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **LOT 423 DISTRICT LOT 87 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 62333**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby**

Features:

Finished Floor (Main):	1,590	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,146	Main	Living Room	15'3 x 29'9	Bsmt	Bedroom	14'2 x 11'9	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Foyer	12'1 x 14'5	Bsmt	Den	14'7 x 11'8	Main 2
Finished Floor (Below):	0	Main	Dining Room	15'3 x 11'7	Bsmt	Recreation Room	10'11 x 8'8	Above 3
Finished Floor (Basement):	1,590	Main	Kitchen	19'3 x 11'7	Bsmt	Flex Room	21'1 x 14'7	Above 4
Finished Floor (Total):	4,326sq. ft.	Main	Nook	8'3 x 13'3			x	Below 3
Unfinished Floor:	0	Main	Family Room	15'10 x 11'1			x	
Grand Total:	4,326sq. ft.	Main	Bedroom	11'2 x 11'4			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Primary Bedroom	13'1 x 12'11			x	
Suite: Unauthorized Suite		Above	Bedroom	10'10 x 11'8			x	
Basement: Full		Above	Bedroom	12'2 x 11'4			x	
		Above	Bedroom	12'4 x 10'2			x	
		Bsmt	Living Room	19'1 x 12'10			x	
		Bsmt	Flex Room	9' x 11'9			x	

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:
MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Situated in the desirable Burnaby Lake area, this home offers a spacious and functional layout. The main level features a vaulted foyer, generous living and family rooms, a bright kitchen with a large island, and the convenience of a bedroom on the main floor—ideal for guests or multigenerational living. Upstairs offers four well-sized bedrooms, while the basement includes a separate one-bedroom suite with its own entrance. Enjoy views of the city and mountains from the back deck. Home has been updated over the years to include: new windows, interior doors, lighting, bathrooms, fresh paint, and more.