

Active
R3131913
Board: V
House/Single Family

805 MILTON STREET

New Westminster
Uptown NW
V3M 1M9

Residential Detached

\$1,125,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,170,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1892**
Frontage(feet): **33.00** Bathrooms: **3** Age: **134**
Frontage(metres): **10.06** Full Baths: **3** Zoning: **RS-1**
Depth / Size: **132** Half Baths: **0** Gross Taxes: **\$5,668.84**
Lot Area (sq.ft.): **4,356.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.10** P.I.D.: **009-295-097** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Rancher/Bungalow w/ Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces: **0**

Fireplace Fuel: **None**

Fuel/Heating: **Electric, Forced Air**

Outdoor Area: **None**

Type of Roof: **Asphalt**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **0**

Parking: **Other**

Driveway Finish:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Property Disc.: **No**

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish:

Covered Parking: **0**

Parking Access:

Dist. to School Bus:

Land Lease Expiry Year:

Legal: **LOT 8, SUB BLOCK 5, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, E1/2, OF LOTS 19 TO 21**

Amenities: **In Suite Laundry**

Site Influences:

Features:

Finished Floor (Main):	1,370	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	15'4 x 11'4			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'6 x 13'3			x	Main 3
Finished Floor (Below):	0	Main	Primary Bedroom	15' x 8'0			x	Main 3
Finished Floor (Basement):	450	Main	Bedroom	11'5 x 9'8			x	Main 3
Finished Floor (Total):	1,820sq. ft.	Main	Bedroom	11'5 x 9'8			x	
Unfinished Floor:	0	Main	Bedroom	11'5 x 9'5			x	
Grand Total:	1,820sq. ft.	Main	Bedroom	10' x 7'4			x	
		Main	Kitchen	11' x 10'2			x	
		Bsmt	Steam Room	15'5 x 13'2			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite: Unauthorized Suite								
Basement: Part								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 2	# of Rooms: 9	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **RE/MAX City Realty**

Court Order sale, house is partially updated, flooring, cabinets, rough in bathrooms, windows updated. 1 bedroom suite. Some pictures are virtually staged easy to show

Active R3151641 Board: V House/Single Family	2525 NORCREST COURT Burnaby North Oakdale V3J 1C7	Residential Detached \$1,540,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,660,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1977
Frontage(feet): 67.39	Bathrooms: 3	Age: 49
Frontage(metres): 20.54	Full Baths: 3	Zoning: RES
Depth / Size: 149.47	Half Baths: 0	Gross Taxes: \$6,685.05
Lot Area (sq.ft.): 10,073.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.23	P.I.D.: 002-806-011	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Natural Gas, Water		
Sewer Type: Community	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Frame - Wood	Parking: Add. Parking Avail.		
Exterior: Glass, Stucco, Wood	Driveway Finish: Asphalt		
Foundation: Concrete Perimeter	Dist. to Public Transit:	Dist. to School Bus:	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 1	Fixtures Leased: No		
R.I. Fireplaces:	Fixtures Rmvd: :		
Fireplace Fuel: Natural Gas			
Fuel/Heating: Forced Air, Natural Gas			
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Floor Finish: Laminate, Mixed, Tile		
Type of Roof: Torch-On			

Legal: **LOT 137, PLAN NWP50979, DISTRICT LOT 15, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 8295-2501**

Amenities:

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,832	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,602	Main	Kitchen	25'7 x 22'0	Above	Bedroom	11'7 x 11'4	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	13'9 x 10'0	Above	Recreation Room	20'6 x 17'9	Main 3
Finished Floor (Below):	0	Main	Living Room	25'7 x 22'0	Above	Bedroom	8'8 x 7'5	Above 4
Finished Floor (Basement):	0	Main	Family Room	20'6 x 12'10	Above	Other	13'7 x 11'0	Above 3
Finished Floor (Total):	3,434sq. ft.	Main	Solarium	19'10 x 11'8	Above	Media Room	17'8 x 3'8	
Unfinished Floor:	0	Main	Laundry	12'4 x 7'6			x	
Grand Total:	3,434sq. ft.	Main	Office	16'2 x 5'9			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Storage	7'4 x 6'11			x	
Suite:		Main	Other	6'9 x 3'4			x	
Basement: None		Above	Primary Bedroom	19'0 x 13'0			x	
		Above	Walk-In Closet	5'7 x 5'4			x	
		Above	Bedroom	16'0 x 10'0			x	
		Above	Walk-In Closet	8'0 x 5'0			x	
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 1	# of Rooms: 18	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Royal LePage Elite West**

Royal LePage Elite West

Set on an impressive 10,000+ sqft lot, 2525 Norcrest Court presents a rare opportunity to own a detached home in North Burnaby's desirable Oakdale neighbourhood. This property offers a spacious layout with generous living areas, multiple bedrooms, and excellent potential for those looking to renovate, personalize, or invest in a well-established community. Enjoy the convenience of being minutes from Burquitlam SkyTrain Station, Lougheed Town Centre, SFU, local schools, parks, shopping, and everyday amenities, with easy access to major transportation routes. A unique opportunity to bring your vision to a large lot in a highly sought-after area. Call for details! Open House Saturday, October 10th, 12-1pm.

Active
R3161624
Board: V
House/Single Family

1217 SIXTH AVENUE
New Westminster
West End NW
V3M 2C1

Residential Detached
\$1,599,000 (LP)
(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,599,000**
Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1926**
Frontage(feet): **66.00** Bathrooms: **3** Age: **100**
Frontage(metres): **20.12** Full Baths: **3** Zoning: **RD-1**
Depth / Size: **123.7** Half Baths: **0** Gross Taxes: **\$7,623.91**
Lot Area (sq.ft.): **8,164.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.19** P.I.D.: **013-647-547** Tax Inc. Utilities?:
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey** Total Parking: Covered Parking: Parking Access: **Front**
Construction: **Frame - Wood** Parking: **Open**
Exterior: **Stucco** Driveway Finish: **Concrete, Paving Stone**
Foundation: **Other** Dist. to Public Transit: **1.1 KM** Dist. to School Bus: **1.1 KM**
POURED CONCRETE Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Renovations: Reno. Year: Property Disc.: **No**
of Fireplaces: R.I. Fireplaces: Rain Screen: Fixtures Leased: **No :**
Fireplace Fuel: Metered Water: Fixtures Rmvd: **No :**
Fuel/Heating: **Forced Air, Hot Water, Natural Gas** R.I. Plumbing: Floor Finish: **Hardwood, Tile**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Legal: **LOT 11, SUB BLOCK 11, PLAN NWP2620, NEW WESTMINSTER LAND DISTRICT, OF LOT 7**

Amenities: **Storage**

Site Influences: **Central Location, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Microwave, Oven - Built In**

Finished Floor (Main):	1,273	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	821	Bsmt	Storage	12' x 7'	Main	Other	14' x 14'	Floor #Pcs
Finished Floor (AbvMain2):	0	Bsmt	Other	11' x 12'	Bsmt	Other	11' x 15'	Bsmt 3
Finished Floor (Below):	0	Main	Other	10' x 23'	Main	Other	14' x 9'	Main 3
Finished Floor (Basement):	931	Bsmt	Recreation Room	16' x 31'			x	Above 3
Finished Floor (Total):	3,025sq. ft.	Main	Foyer	7' x 10'			x	
Unfinished Floor:	0	Main	Other	10' x 18'			x	
Grand Total:	3,025sq. ft.	Bsmt	Kitchen	9' x 17'			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	14' x 14'			x	
		Above	Primary Bedroom	20' x 25'			x	
		Bsmt	Laundry	7' x 4'			x	
		Main	Eating Area	14' x 12'			x	
		Above	Other	20' x 16'			x	
		Bsmt	Utility	23' x 13'			x	
Suite: Legal Suite		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: Fully Finished		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: 2	ByLaw Restrictions:						
# of Kitchens: 1	# of Rooms: 16							

Listing Broker(s): **eXp Realty**

Generate steady \$8,900 monthly rental income while designing your next masterclass project at 1217 Sixth Avenue, New Westminster! Set in the desirable West End, this massive 8,164 sq. ft. corner lot boasts an impressive 66-foot frontage and exceptional 6-plex development potential (RD-1 zoning). The existing 1926 character home functions as a cash-flowing rooming house, letting your investment pay you from day one. Offered as a court-ordered, "As-Is, Where-Is" opportunity, this is a rare chance for visionary developers to secure a high-yield holding just steps from transit, schools, and the vibrant 12th Street corridor. Don't let this Royal City gem slip away! (Buyer to verify all development potential with the City of New Westminster).

Active R3145109 Board: V House/Single Family	3570 DOUGLAS ROAD Burnaby North Central BN V5G 3P3	Residential Detached \$1,619,000 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,180,000
Meas. Type: Feet	Bedrooms: 10	Approx. Year Built: 1972
Frontage(feet): 64.00	Bathrooms: 7	Age: 54
Frontage(metres): 19.51	Full Baths: 5	Zoning: R1
Depth / Size: 121	Half Baths: 2	Gross Taxes: \$6,646.34
Lot Area (sq.ft.): 7,746.00	Rear Yard Exp:	For Tax Year: 2025
Lot Area (acres): 0.18	P.I.D.: 012-239-330	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 4	Parking Access: Side
Construction: Frame - Wood	Parking: Carport; Single, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: Close	Dist. to School Bus: Close	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: 4	Reno. Year:		
R.I. Fireplaces:	Rain Screen:		
Fireplace Fuel: Wood	Metered Water:		
Fuel/Heating: Forced Air	R.I. Plumbing:		
Outdoor Area: Balcony(s)	Fixtures Leased: No		
Type of Roof: Metal	Fixtures Rmvd: :		
	Floor Finish:		

Legal: **LOT A, PLAN NWP1876, DISTRICT LOT 74, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	2,399	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	15'5 x 10'4	Below	Bedroom	11'9 x 8'9	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'1 x 8'1	Below	Kitchen	20'2 x 14'8	Main	2
Finished Floor (Below):	1,965	Main	Kitchen	10'4 x 7'6	Below	Bedroom	15'1 x 10'1	Main	4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'0 x 10'1	Below	Bedroom	10'0 x 10'0	Main	2
		Main	Bedroom	10'1 x 10'1			x	Main	4
Finished Floor (Total):	4,364sq. ft.	Main	Bedroom	10'1 x 8'0			x	Below	3
Unfinished Floor:	0	Main	Living Room	12'9 x 8'1			x	Below	3
Grand Total:	4,364sq. ft.	Main	Kitchen	10'4 x 7'5			x	Below	3
		Main	Primary Bedroom	13'0 x 11'0			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	10'0 x 10'0			x		
		Main	Bedroom	10'0 x 8'1			x		
Suite: Unauthorized Suite		Below	Kitchen	16'3 x 10'1			x		
Basement: None		Below	Bedroom	9'9 x 10'			x		
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Kitchens: 4	# of Rooms: 17	MHR#:		CSA/BCE:		Maint. Fee:			
		ByLaw Restrictions:							

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Amazing investment opportunity. This side x side duplex is a income generating property with development potential. Sitting on large corner lot, with each side having their own rental. Centrally located and easy access to Burnaby Lake Sports Complex, Brentwood Mall, Canada Way, and Hwy 1. A rare chance to secure a high-performing asset in a sought-after area for immediate income or development!

Active
R3152161
Board: V
House/Single Family

5460 BRAELAWN DRIVE

Burnaby North
Parkcrest
V5B 4R7

Residential Detached

\$1,749,000 (LP)

(SP) 



Sold Date: If new, GST/HST inc?: Original Price: **\$1,799,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1984**
Frontage(feet): **0.00** Bathrooms: **4** Age: **42**
Frontage(metres): **0.00** Full Baths: **4** Zoning: **R1**
Depth / Size: **0.00** Half Baths: **0** Gross Taxes: **\$7,122.73**
Lot Area (sq.ft.): **7,934.00** Rear Yard Exp: For Tax Year: **2025**
Lot Area (acres): **0.18** P.I.D.: **002-771-527** Tax Inc. Utilities?:
Flood Plain: Tour: **Virtual Tour URL**
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Brick, Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **3** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Electric, Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s), Patio(s) & Deck(s)**
Type of Roof: **Tile - Composite**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish:

Legal: **LOT 554, PLAN NWP61380, DISTRICT LOT 126, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	2,104	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,175	Main	Living Room	14'2 x 20'9	Above	Bedroom	14'2 x 11'4	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	10'4 x 12'5	Above	Bedroom	12'7 x 11'8	Above	4
Finished Floor (Below):	0	Main	Eating Area	12'8 x 11'0	Bsmt	Eating Area	16'3 x 14'1	Above	4
Finished Floor (Basement):	1,694	Main	Dining Room	14'6 x 13'8	Bsmt	Kitchen	13'6 x 13'8	Main	4
Finished Floor (Total):	4,973sq. ft.	Main	Family Room	21'1 x 16'7	Bsmt	Bedroom	10'1 x 14'1	Bsmt	4
Unfinished Floor:	0	Main	Laundry	11'4 x 7'4	Bsmt	Den	13'1 x 11'6		
Grand Total:	4,973sq. ft.	Main	Bedroom	13'3 x 9'1	Bsmt	Den	12'7 x 11'4		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Flex Room	5'5 x 4'10	Bsmt	Recreation Room	14'4 x 19'8		
Suite:		Main	Bedroom	9'1 x 13'3	Bsmt	Storage	8'9 x 9'1		
Basement:Fully Finished		Main	Foyer	9'2 x 11'4			x		
		Above	Bedroom	11'2 x 10'5			x		
		Above	Primary Bedroom	15'0 x 14'0			x		
		Above	Bedroom	10'6 x 10'11			x		
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 22	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Oakwyn Realty Encore**

Oakwyn Realty Encore

A DESIRABLE NEIGHBOURHOOD! Prestigious Parkcrest location! Situated on the high side of a quiet cul-de-sac, this 3-level home offers over 5,000 sqft of living space. It features a grand foyer with skylight and spiral staircase, vaulted cedar ceilings, and a private backyard. Spacious layout includes 4 large bedrooms up, plus 2 on the main, ideal for extended family. The basement offers a 3-bedroom suite and rec room. Private fenced yard with fruit trees, double garage, and ample parking. Close to schools, parks, shopping, and transit. School catchment Burnaby North Secondary & Capitol Hill Elementary & Parkcrest Elementary. Book your showing today!

Active R3146261 Board: V House/Single Family	807 SANGSTER PLACE New Westminster The Heights NW V3L 4L7	Residential Detached \$1,892,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,892,000
Meas. Type: Feet	Bedrooms: 4	Approx. Year Built: 1940
Frontage(feet): 74.32	Bathrooms: 2	Age: 86
Frontage(metres): 22.65	Full Baths: 2	Zoning: RGO-A
Depth / Size: 98.66	Half Baths: 0	Gross Taxes: \$7,659.26
Lot Area (sq.ft.): 7,332.41	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.17	P.I.D.: 009-272-461	Tax Inc. Utilities?: No
Flood Plain: No	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 1	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Carport; Single		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 210 mts	Dist. to School Bus: 500 mts	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: Yes :As Is, Where Is		
Fireplace Fuel:	Fixtures Rmvd: Yes :As Is, Where Is		
Fuel/Heating: Forced Air			
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 24 BLOCK "J" SUBURBAN BLOCK 14 PLAN 24203**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	989	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	372	Main	Bedroom	1'0 x 1'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	1'0 x 1'0			x	Main 3
Finished Floor (Below):	0	Bsmt	Bedroom	1'0 x 1'0			x	Bsmt 3
Finished Floor (Basement):	989	Bsmt	Bedroom	1'0 x 1'0			x	
Finished Floor (Total):	2,350sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	2,350sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 4	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

Prime Land Assembly Opportunity! An exceptional opportunity to acquire a strategic land assembly poised for redevelopment. Currently zoned RGO-A, this offering provides significant scale and an efficient footprint ideal for developers looking to maximize yield. Positioned on a quiet, accessible street with excellent frontage, this site offers the perfect balance of residential appeal and urban convenience. The contiguous parcels offer favorable topography to streamline construction, while existing structures provide holding income potential during the planning phases. Located minutes from everyday amenities, green spaces, and commuter routes.

Active R3146318 Board: V House/Single Family	809 SANGSTER PLACE New Westminster The Heights NW V3L 4L7	Residential Detached \$1,892,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$1,892,000
Meas. Type: Feet	Bedrooms: 3	Approx. Year Built: 1940
Frontage(feet): 71.63	Bathrooms: 3	Age: 86
Frontage(metres): 21.83	Full Baths: 3	Zoning: RGO-A
Depth / Size: 98.77	Half Baths: 0	Gross Taxes: \$7,717.29
Lot Area (sq.ft.): 7,074.90	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.16	P.I.D.: 009-272-259	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey w/ Bsmt.	Total Parking: 2	Covered Parking: 1	Parking Access: Lane
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 210 mts		
	Title to Land: Freehold NonStrata		Dist. to School Bus: 500 mts
Renovations:	Reno. Year:	Property Disc.: No	Land Lease Expiry Year:
# of Fireplaces:	Rain Screen:	Fixtures Leased: Yes :As Is, Where Is	
Fireplace Fuel:	Metered Water:	Fixtures Rmvd: Yes :As Is, Where Is	
Fuel/Heating: Forced Air	R.I. Plumbing:	Floor Finish:	
Outdoor Area: Fenced Yard			
Type of Roof: Asphalt			

Legal: **LOT 23 BLOCK "J" SUBURBAN BLOCK 14 PLAN 24203**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	947	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	374	Main	Bedroom	1'0 x 1'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	1'0 x 1'0			x	Main 3
Finished Floor (Below):	0	Bsmt	Bedroom	1'0 x 1'0			x	Main 3
Finished Floor (Basement):	947			x			x	Bsmt 3
Finished Floor (Total):	2,268sq. ft.			x			x	
Unfinished Floor:	0			x			x	
Grand Total:	2,268sq. ft.			x			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
Suite:				x			x	
Basement: Full				x			x	
Crawl/Bsmt. Height:	# of Levels: 3	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 3	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

Prime Land Assembly Opportunity! An exceptional opportunity to acquire a strategic land assembly poised for redevelopment. Currently zoned RGO-A, this offering provides significant scale and an efficient footprint ideal for developers looking to maximize yield. Positioned on a quiet, accessible street with excellent frontage, this site offers the perfect balance of residential appeal and urban convenience. The contiguous parcels offer favorable topography to streamline construction, while existing structures provide holding income potential during the planning phases. Located minutes from everyday amenities, green spaces, and commuter routes.

Active
R3151875

Board: V
Other

7477 7479 HOLLY STREET

Burnaby South
Highgate
V5E 2C3

Residential Detached

\$1,958,000 (LP)

(SP) **M**



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$1,998,000**
Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **1976**
Frontage(feet): **66.00** Bathrooms: **6** Age: **50**
Frontage(metres): **20.12** Full Baths: **4** Zoning: **R-1**
Depth / Size: **113** Half Baths: **2** Gross Taxes: **\$8,004.06**
Lot Area (sq.ft.): **7,458.00** Rear Yard Exp: **North** For Tax Year: **2025**
Lot Area (acres): **0.17** P.I.D.: **001-459-627** Tax Inc. Utilities?: **No**
Flood Plain: **No** Tour:
View: **No**
Complex/Subdiv: **HIGHGATE SUB-AREA BURNABY SOUTH**
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **Water Supply: City/Municipal**

Style of Home: **2 Storey w/ Bsmt., Basement Entry**
Construction: **Frame - Wood**
Exterior: **Aluminum, Brick**
Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:
of Fireplaces: **2** R.I. Fireplaces: **0**
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Torch-On**

Reno. Year:
Rain Screen: **No**
Metered Water:
R.I. Plumbing: **No**

Total Parking: **4** Covered Parking: **0** Parking Access: **Front**
Parking: **None, Open**
Driveway Finish: **Other**
Dist. to Public Transit: **1BLK** Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **Yes**
Fixtures Leased: **No :FORECLOSURE**
Fixtures Rmvd: **:FORECLOSURE**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 12, BLOCK 9, PLAN NWP3036, DISTRICT LOT 30, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Central Location, Paved Road, Private Yard, Shopping Nearby**

Features:

Finished Floor (Main):	2,618	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Family Room	20'1 x 30'8	Below	Primary Bedroom	10'11 x 11'3	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	12'4 x 10'8	Below	Bedroom	9'5 x 11'11	Main 4
Finished Floor (Below):	2,410	Main	Bedroom	12'4 x 10'5	Below	Bedroom	6' x 9'7	Main 2
Finished Floor (Basement):	0	Main	Primary Bedroom	10'7 x 13'4	Below	Kitchen	13'6 x 10'	Main 4
Finished Floor (Total):	5,028sq. ft.	Main	Kitchen	10'11 x 18'8	Below	Other	5'4 x 8'1	Main 2
Unfinished Floor:	0	Main	Other	6'11 x 7'11	Below	Living Room	13'6 x 23'4	Below 4
Grand Total:	5,028sq. ft.	Main	Family Room	20'1 x 30'8	Below	Primary Bedroom	10'11 x 11'3	Below 4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	12'4 x 10'8	Below	Bedroom	9'5 x 11'11	
Suite: Unauthorized Suite		Main	Bedroom	12'4 x 10'5	Below	Bedroom	6'9 x 9'7	
Basement: Full, Fully Finished		Main	Primary Bedroom	10'7 x 13'4	Below	Kitchen	13'6 x 10'	
		Main	Kitchen	10'11 x 18'8	Below	Other	5'4 x 8'1	
		Main	Other	6'11 x 7'11	Below	Foyer	5'10 x 6'2	
		Below	Living Room	13'6 x 23'4	Below	Foyer	5'10 x 6'2	

Crawl/Bsmt. Height: # of Levels: **2** Manuf Type: Registered in MHR?: PAD Rental:
of Kitchens: **4** # of Rooms: **26** MHR#: CSA/BCE: Maint. Fee:
ByLaw Restrictions:

Listing Broker(s): **RE/MAX LIFESTYLES REALTY**

This versatile side-by-side duplex presents an outstanding investment or multi-generational living opportunity in Burnaby's sought-after Highgate neighbourhood. Built in 1976, the property offers approximately 5,026 sq. ft. of total living space on a generous 7,458 sq. ft. (0.17-acre) lot. The home features two spacious three-bedroom main-floor suites, along with two three-bedroom basement suites, providing excellent income potential. Features include two paved driveways, hot water baseboard heating, and two fireplaces. Located on a quiet residential street, the property is just minutes from Highgate Village, schools, parks, recreation, public transit, and major commuter routes, offering convenience, strong rental appeal, and excellent long-term investment value. Thank You

Active R3151338 Board: V House/Single Family	7282 RIDGE DRIVE Burnaby North Westridge BN V5A 1B5	Residential Detached \$2,498,000 (LP) (SP) 
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,598,000
Meas. Type: Feet	Bedrooms: 8	Approx. Year Built: 2010
Frontage(feet): 60.00	Bathrooms: 6	Age: 16
Frontage(metres): 18.29	Full Baths: 5	Zoning: R1
Depth / Size: 151	Half Baths: 1	Gross Taxes: \$12,000.92
Lot Area (sq.ft.): 9,084.00	Rear Yard Exp: South	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 027-527-395	Tax Inc. Utilities?: No
Flood Plain: No		Tour: Virtual Tour URL
View: Yes: Mountain and ocean view		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: Community	Water Supply: City/Municipal, Community	

Style of Home: 2 Storey w/Bsmt.		Total Parking: 6		Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Wood		Parking: Add. Parking Avail., Garage Underbuilding, Open			
Exterior: Glass, Mixed, Stucco		Driveway Finish: Concrete			
Foundation: Concrete Perimeter		Dist. to Public Transit: 4 Blks.		Dist. to School Bus: 4 Blks.	
Renovations: Other		Reno. Year:		Title to Land: Freehold NonStrata	
# of Fireplaces: 3		Rain Screen:		Land Lease Expiry Year:	
R.I. Fireplaces: 0		Metered Water:		Property Disc.: Yes	
Fireplace Fuel: Natural Gas		R.I. Plumbing: No		Fixtures Leased: No	
Fuel/Heating: Natural Gas, Radiant		Fixtures Rmvd:		:	
Outdoor Area: Balcny(s) Patio(s) Dck(s)		Floor Finish: Laminate, Tile, Vinyl/ Linoleum, Carpet			
Type of Roof: Asphalt, Tar & Gravel, Torch-On					

Legal: **LOT 1, PLAN BCP36524, DISTRICT LOT 216, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Private Yard, Shopping Nearby**

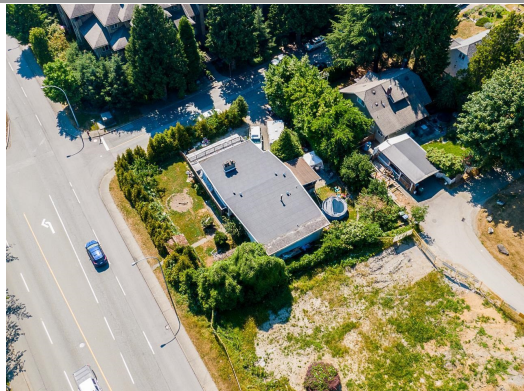
Features:

Finished Floor (Main):	2,044	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,587	Main	Living Room	18'8 x 15'8	Bsmt	Bedroom	11' x 10'7	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	21' x 14'4	Bsmt	Bedroom	11'6 x 11'1	Main	3
Finished Floor (Below):	0	Main	Kitchen	15'2 x 10'8	Bsmt	Games Room	13'11 x 13'10	Above	5
Finished Floor (Basement):	1,249	Main	Family Room	19'4 x 14'10	Bsmt	Kitchen	18'2 x 13'11	Above	5
Finished Floor (Total):	4,880sq. ft.	Main	Bedroom	13'3 x 12'8			x	Above	4
Unfinished Floor:	0	Main	Bedroom	13'5 x 9'4			x	Bsmt	2
Grand Total:	4,880sq. ft.	Main	Foyer	8'6 x 4'11			x	Bsmt	4
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	11'7 x 5'6			x		
Suite: Other		Above	Primary Bedroom	16'9 x 14'2			x		
Basement: Crawl, Full		Above	Bedroom	14'11 x 11'10			x		
		Above	Bedroom	14'10 x 12'3			x		
		Above	Bedroom	17'4 x 14'2			x		
		Above	Other	16'9 x 7'3			x		
Crawl/Bsmt. Height: 3'1	# of Levels: 3	Manuf Type:	Registered in MHR?:		PAD Rental:				
# of Kitchens: 2	# of Rooms: 17	MHR#:	CSA/BCE:		Maint. Fee:				
ByLaw Restrictions:									

Listing Broker(s): **Sutton Group-West Coast Realty**

Westridge North Burnaby. Must sell 4880 sq. ft. Two level plus basement ocean and mountain view home. Main floor features ten foot floor to ceiling heights with large windows and show casing an abundance of natural beauty at one's feet. Open two story high entrance foyer. Dining room and kitchen areas have large floor to ceiling built in cupboards. Main floor offers a separate wok kitchen for those who enjoy food preparation. Upper floor has a more outstanding view with four bedrooms and covered private deck. Separate 2 bedroom basement apartment. Additional separated games room for functions. OPEN HOUSE SUNDAY OCTOBER 4th 2:00/4:00 PM.

Active R3146439 Board: V House/Single Family	39 E EIGHTH AVENUE New Westminster The Heights NW V3L 4J4	Residential Detached \$2,511,750 (LP) (SP) M
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Sold Date:	If new, GST/HST inc?:	Original Price: \$2,511,750
Meas. Type: Feet	Bedrooms: 7	Approx. Year Built: 1967
Frontage(feet): 84.80	Bathrooms: 3	Age: 59
Frontage(metres): 25.85	Full Baths: 2	Zoning: RGO-A
Depth / Size: 94.69	Half Baths: 1	Gross Taxes: \$7,663.18
Lot Area (sq.ft.): 8,930.04	Rear Yard Exp: Northeast	For Tax Year: 2025
Lot Area (acres): 0.21	P.I.D.: 006-578-730	Tax Inc. Utilities?: No
Flood Plain:	Tour:	
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	Electricity, Sanitary Sewer, Storm Sewer, Water	
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: 2 Storey	Total Parking: 4	Covered Parking: 1	Parking Access: Side
Construction: Frame - Wood	Parking: Garage; Single, Open		
Exterior: Mixed	Driveway Finish:		
Foundation: Concrete Perimeter	Dist. to Public Transit: 130 mts	Dist. to School Bus: 500 mts	
	Title to Land: Freehold NonStrata	Land Lease Expiry Year:	
Renovations:	Property Disc.: No		
# of Fireplaces: R.I. Fireplaces:	Fixtures Leased: No :As Is, Where Is		
Fireplace Fuel:	Fixtures Rmvd: No :As Is, Where Is		
Fuel/Heating: Forced Air			
Outdoor Area: Balcony(s), Fenced Yard			
Type of Roof: Asphalt	Floor Finish:		

Legal: **LOT 36 SUBURBAN BLOCK 14 PLAN 31196**

Amenities: **Garden**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,615	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Bedroom	1'0 x 1'0			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Bedroom	1'0 x 1'0			x	Main 3
Finished Floor (Below):	0	Main	Bedroom	1'0 x 1'0			x	Main 3
Finished Floor (Basement):	1,615	Main	Bedroom	1'0 x 1'0			x	Bsmt 1
Finished Floor (Total):	3,230sq. ft.	Bsmt	Bedroom	1'0 x 1'0			x	
Unfinished Floor:	0	Bsmt	Bedroom	1'0 x 1'0			x	
Grand Total:	3,230sq. ft.	Bsmt	Bedroom	1'0 x 1'0			x	
Flr Area (Det'd 2nd Res):	sq. ft.			x			x	
				x			x	
				x			x	
				x			x	
				x			x	
Suite:								
Basement: Full								
Crawl/Bsmt. Height:	# of Levels: 2	Manuf Type:	Registered in MHR?:	PAD Rental:				
# of Kitchens: 0	# of Rooms: 7	MHR#:	CSA/BCE:	Maint. Fee:				
		ByLaw Restrictions:						

Listing Broker(s): **Stonehaus Realty Corp.**

Stonehaus Realty Corp.

Prime Land Assembly Opportunity! An exceptional opportunity to acquire a strategic land assembly poised for redevelopment. Currently zoned RGO-A, this offering provides significant scale and an efficient footprint ideal for developers looking to maximize yield. Positioned on a quiet, accessible street with excellent frontage, this site offers the perfect balance of residential appeal and urban convenience. The contiguous parcels offer favorable topography to streamline construction, while existing structures provide holding income potential during the planning phases. Located minutes from everyday amenities, green spaces, and commuter routes.