



Presented by:  
**Nicky Tu PREC\***

Keller Williams Elite Realty  
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**Active**  
**R2444654**  
Board: V  
House/Single Family

**7520 6TH STREET**

Burnaby East  
East Burnaby  
V3N 3M1

Residential Detached

**\$1,125,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>60.00</b>	Original Price: <b>\$1,125,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>5</b>	Approx. Year Built: <b>1950</b>
Depth / Size: <b>100</b>	Bathrooms:	<b>2</b>	Age: <b>70</b>
Lot Area (sq.ft.): <b>6,000.00</b>	Full Baths:	<b>2</b>	Zoning: <b>C4</b>
Flood Plain:	Half Baths:	<b>0</b>	Gross Taxes: <b>\$10,867.77</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>002-799-642</b>
			Tour:

View: **No** :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**  
Construction: **Frame - Wood**  
Exterior: **Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **No**  
Renovations: **Partly**  
# of Fireplaces: **0**  
Fireplace Fuel:  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Fenced Yard**  
Type of Roof: **Asphalt**

Reno. Year:  
R.I. Plumbing: **No**  
R.I. Fireplaces:

Metered Water:

Total Parking: **5**    Covered Parking: **1**    Parking Access: **Front**  
Parking: **Open**

Dist. to Public Transit: **IMMED**    Dist. to School Bus: **CLOSE**  
Title to Land: **Freehold NonStrata**

Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No : SOLD AS IS WHERE IS AT TIME OF COMPLETION**  
Fixtures Rmvd: **No : SOLD AS IS WHERE IS AT TIME OF COMPLETION**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 10, PLAN NWP627, DISTRICT LOT 28, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
<b>Main</b>	<b>Master Bedroom</b>	<b>11' x 9'10</b>	<b>Bsmt</b>	<b>Master Bedroom</b>	<b>14'8 x 10'3</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11'4 x 10'3</b>	<b>Bsmt</b>	<b>Bedroom</b>	<b>13'8 x 9'9</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>15' x 12'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Living Room</b>	<b>13'5 x 11'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>13'3 x 6'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Foyer</b>	<b>4'2 x 3'7</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Kitchen</b>	<b>10'6 x 6'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Living Room</b>	<b>10'9 x 10'7</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Den</b>	<b>10'3 x 8'5</b>			<b>x</b>			<b>x</b>

Finished Floor (Main): <b>900</b>	# of Rooms: <b>11</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>2</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	
Finished Floor (Basement): <b>900</b>	Suite: <b>Unauthorized Suite</b>	3				
Finished Floor (Total): <b>1,800 sq. ft.</b>	Crawl/Bsmt. Height:	4				
	Beds in Basement: <b>2</b> Beds not in Basement: <b>3</b>	5				
Unfinished Floor: <b>0</b>	Basement: <b>Full, Fully Finished</b>	6				
Grand Total: <b>1,800 sq. ft.</b>		7				

Listing Broker(s): **Royal LePage West Real Estate Services**

**WOW!! Great investment and holding property in a prime location. Tenanted. City Zoning-Service Commercial District C4 zoning which offers potential for Animal based business, ie; beauty, training, daycare, hospitals, as well some automotive based business, ie; showrooms, repair, service, auto/boat/trailer sales and rentals, plus a few more - all subject to the City of Burnaby requirements to redevelop. Visit city of Burnaby's website for more details. Some upgrades; laminate floors, vinyl windows, tile floors and bath fixtures.**



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**Active**  
**R2468427**  
Board: V  
House/Single Family

**3772 NITHSDALE STREET**

Burnaby South  
Burnaby Hospital  
V5G 1P3

Residential Detached

**\$1,510,000** (LP)

(SP)



Sold Date:	Frontage (feet):	<b>70.00</b>	Original Price: <b>\$1,510,000</b>
Meas. Type: <b>Feet</b>	Bedrooms:	<b>2</b>	Approx. Year Built: <b>1954</b>
Depth / Size: <b>122</b>	Bathrooms:	<b>1</b>	Age: <b>66</b>
Lot Area (sq.ft.): <b>8,540.00</b>	Full Baths:	<b>1</b>	Zoning: <b>R5</b>
Flood Plain: <b>No</b>	Half Baths:	<b>0</b>	Gross Taxes: <b>\$6,597.53</b>
Rear Yard Exp:			For Tax Year: <b>2019</b>
Council Apprv?:			Tax Inc. Utilities?: <b>No</b>
If new, GST/HST inc?:			P.I.D.: <b>001-040-804</b>
			Tour:

View: :  
Complex / Subdiv:  
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Mixed, Stucco, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Natural Gas**  
Outdoor Area: **None**  
Type of Roof: **Asphalt**

Total Parking: Covered Parking: Parking Access:  
Parking: **DetachedGrge/Carport**  
Dist. to Public Transit: Dist. to School Bus:  
Title to Land: **Freehold NonStrata**  
Property Disc.: **No**  
PAD Rental:  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 40, BLOCK 9, PLAN NWP11242, DISTRICT LOT 68, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Lane Access, Paved Road**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Recreation	28' x 11'			x			x
Bsmt	Laundry	30' x 11'			x			x
Bsmt	Storage	9' x 9'			x			x
Bsmt	Storage	9' x 9'			x			x
		x			x			x

Finished Floor (Main): <b>912</b>	# of Rooms: <b>9</b>	Bath: 1	Floor: <b>Main</b>	# of Pieces: <b>4</b>	Ensuite?: <b>Yes</b>	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): <b>0</b>	# of Kitchens: <b>1</b>	2				
Finished Floor (Below): <b>0</b>	# of Levels: <b>2</b>	3				
Finished Floor (Basement): <b>912</b>	Suite: <b>None</b>	4				
Finished Floor (Total): <b>1,824 sq. ft.</b>	Crawl/Bsmt. Height:	5				
	Beds in Basement: <b>0</b> Beds not in Basement: <b>2</b>	6				
Unfinished Floor: <b>0</b>	Basement: <b>Fully Finished</b>	7				
Grand Total: <b>1,824 sq. ft.</b>		8				

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

**Meas to be verified by buyer if important. Schedule A to form part of Contract of Purchase & Sale. Request Schedule A from LR. Court Ordered Sale. Sold As Is Where Is. Buyer to study & consult City of BBY of Easement & Right of Way before offer. Property is not liveable, please drive by to view.**



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**Active**  
**R2423687**

Board: V  
House/Single Family

**7415 IMPERIAL STREET**

Burnaby South  
Buckingham Heights  
V5E 1P1

Residential Detached

**\$1,640,000** (LP)

(SP)



Sold Date: Frontage (feet): **59.00** Original Price: **\$1,848,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2006**  
 Depth / Size: **135** Bathrooms: **6** Age: **14**  
 Lot Area (sq.ft.): **7,965.00** Full Baths: **5** Zoning: **R5**  
 Flood Plain: Half Baths: **1** Gross Taxes: **\$7,139.10**  
 Rear Yard Exp: For Tax Year: **2019**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **005-599-989**  
 Tour: **Virtual Tour URL**

View: :  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**  
 Sewer Type:

Style of Home: **2 Storey w/Bsmt.**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations: Reno. Year:  
 # of Fireplaces: **5** R.I. Plumbing:  
 Fireplace Fuel: **Electric, Natural Gas** R.I. Fireplaces:  
 Water Supply: **City/Municipal** Metered Water:  
 Fuel/Heating: **Radiant**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Tile - Concrete**

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: **NRBY** Dist. to School Bus: **NRBY**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No : UNKNOWN, REFER TO SCHEDULE A**  
 Fixtures Rmvd: **: REFER TO SCHEDULE A**  
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 33, PLAN NWP14446, DISTRICT LOT 91, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 16'	Bsmt	Kitchen	20'4 x 12'			x
Main	Dining Room	15'1 x 11'7	Bsmt	Recreation	18'2 x 13'11			x
Main	Kitchen	13'8 x 12'	Bsmt	Bedroom	11'1 x 11'3			x
Main	Family Room	16'7 x 14'7	Bsmt	Bedroom	10'3 x 10'1			x
Main	Den	15'1 x 11'7			x			x
Main	Laundry	10' x 6'			x			x
Above	Master Bedroom	14'7 x 11'11			x			x
Above	Bedroom	11' x 12'7			x			x
Above	Bedroom	13'7 x 11'			x			x
Above	Bedroom	13'9 x 13'2			x			x

Finished Floor (Main): <b>1,578</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>1,130</b>	# of Kitchens: <b>2</b>	1	Main	2	No	Barn:
Finished Floor (Below): <b>0</b>	# of Levels: <b>3</b>	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement): <b>1,144</b>	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): <b>3,852 sq. ft.</b>	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
	Beds in Basement: <b>2</b> Beds not in Basement: <b>4</b>	5	Bsmt	4	No	Grg Dr Ht:
	Basement: <b>Fully Finished</b>	6	Bsmt	3	No	
Unfinished Floor: <b>0</b>		7				
Grand Total: <b>3,852 sq. ft.</b>		8				

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

**Macdonald Realty**

**6 bedroom family home in Buckingham Heights. 59' x 135' lot with a custom built home (2006). This house is 3,852sq. ft. in a prime location, close to Metrotown, Brentwood, and Vancouver. Main floor: formal living room, dining room, large kitchen + spice kitchen, family room w/ fireplace, den, laundry room. Upstairs: 4 large bedrooms, including a master with en-suite, walk-in closet, fireplace, and balcony. 6 total bathrooms in house. Basement has a second kitchen, recreation room, 2 bedrooms and a separate entrance. Radiant heat and A/C. Fenced yard, balconies, and covered porch. Double car garage plus open parking for additional vehicles. Electric gate at laneway. Morley Elementary + Burnaby Central Sec. ALL OFFERS SUBJECT TO THE APPROVAL OF THE SUPREME COURT OF BRITISH COLUMBIA.**