



Presented by:

Fayaz Nanji

RE/MAX Masters Realty

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R2280583

Board: V

House/Single Family

4855 SMITH AVENUE

Burnaby South

Central Park BS

V5G 2W3

Residential Detached

\$1,999,000 (LP)

(SP)



Sold Date:	Frontage (feet):	79.00	Original Price: \$1,999,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1911
Depth / Size: 106	Bathrooms:	2	Age: 107
Lot Area (sq.ft.): 8,374.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,470.87
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-627-652
			Tour:

View: **Yes: North Shore Mountains**

Complex / Subdiv:

Services Connected: **Community**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Other**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **Fenced Yard**Type of Roof: **Tile - Concrete**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1**Parking: **Garage; Single**

Parking Access:

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **:**

Floor Finish:

Legal: **PL NWP 28956 LT 92 DL 36 GROUP 1**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'	Bsmt	Laundry	18' x 10'			x
Main	Dining Room	15' x 10'	Bsmt	Workshop	13' x 10'			x
Main	Kitchen	11' x 13'			x			x
Main	Den	8' x 11'			x			x
Main	Solarium	6' x 18'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	11' x 14'			x			x
Main	Bedroom	11' x 12'			x			x
Main	Storage	6' x 3'			x			
Bsmt	Bedroom	18' x 14'			x			

Finished Floor (Main):	1,848	# of Rooms:	12	Bath	1	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2		3	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	250	Suite:	None		4				Pool:
Finished Floor (Total):	2,098 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	1,514	Beds in Basement: 1	Beds not in Basement: 3		6				Door Height:
Grand Total:	3,612 sq. ft.	Basement: Full, Partly Finished, Separate Entry			7				
					8				

Listing Broker(s): **Coldwell Banker Prestige Rlty**

Foreclosure Sale. Character house on a big duplex lot with lane access and mountain view. Potential to buy the north side neighbor (4845&4849 Smith Ave) to become 3 duplex lot. See info package in Documents. Excellent holding property. Current tenanted with \$3500/month rental income. Asking price lower than gov't assessment(2.136M) Excellent school catchment: Inman Elementary&Moscrop Secondary.