



Presented by:
Nicky Tu PREC*

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Active
R2421463
 Board: V
 House/Single Family

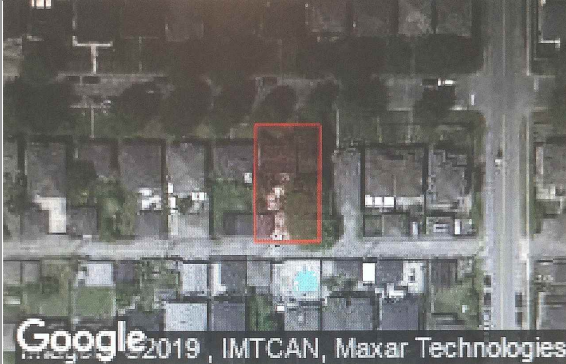
3772 NITHSDALE STREET

Burnaby South
 Burnaby Hospital
 V5G 1P3

Residential Detached

\$1,510,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$1,510,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1954
Depth / Size: 122	Bathrooms:	1	Age: 65
Lot Area (sq.ft.): 8,540.00	Full Baths:	1	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,958.63
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-040-804
			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**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Metered Water:

Total Parking: Covered Parking: Parking Access:
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Laminate, 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): 912	# of Rooms: 9	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite? Yes	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above): 0	# of Kitchens: 1	2				
Finished Floor (Below): 0	# of Levels: 2	3				
Finished Floor (Basement): 912	Suite: None	4				
Finished Floor (Total): 1,824 sq. ft.	Crawl/Bsmt. Height:	5				
	Beds in Basement: 0 Beds not in Basement: 2	6				
Unfinished Floor: 0	Basement: Fully Finished	7				
Grand Total: 1,824 sq. ft.		8				

Listing Broker(s): **Sutton Centre Realty**

COURT ORDERED SALE: POTENTIAL DUPLEX LOT! R5 Zoning. 70 x 122 (8540 sqft) High side of Street. GORGEOUS MOUNTAIN VIEWS. Survey available. City of Burnaby approved stream side protection for a two-family development. ERC supported 6 meter rear yard and 3.340 Meters Enhancement Area. Build in this super convenient location close to BCIT, SFU, Willingdon Church, Moscrop Highschool, Metrotown, Crystal Mall Shopping Centre, the Upcoming Amazing Brentwood, Skytrain, easy access to Hwy 1 and Lots of Recreation Centers and Parks.



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Active
R2424624
Board: V
House/Single Family

3751 UNION STREET

Burnaby North
Willingdon Heights
V5C 2W2

Residential Detached

\$1,518,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,772,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1991
Depth / Size: 124	Bathrooms:	5	Age: 29
Lot Area (sq.ft.): 6,200.00	Full Baths:	4	Zoning: R5
Flood Plain:	Half Baths:	1	Gross Taxes: \$6,480.98
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-660-717
			Tour:

View: **Yes: SOUTH CITY VIEW**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Storm**
Sewer Type: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Metered Water:

Total Parking: **6** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Tile, Wall/Wall/Mixed**

Legal: **PARCEL A, BLOCK 8, PLAN NWP1439, DISTRICT LOT 116, GROUP 1, NEW WESTMINSTER LAND DISTRICT, (REF PL 2524) OF LOT 8**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 16'	Bsmt	Bedroom	12' x 10'			x
Main	Dining Room	15' x 13'	Bsmt	Bedroom	10' x 10'			x
Main	Kitchen	11' x 11'	Bsmt	Bedroom	10' x 9'			x
Main	Eating Area	11' x 9'	Bsmt	Recreation	10' x 11'			x
Main	Family Room	11' x 16'	Bsmt	Laundry	8' x 5'			x
Main	Master Bedroom	16' x 12'						x
Main	Bedroom	11' x 10'						x
Main	Bedroom	10' x 11'						x
Main	Bedroom	10' x 14'						x
Bsmt	Recreation	13' x 20'						x

Finished Floor (Main): **1,965**
Finished Floor (Above): **0**
Finished Floor (Below): **1,648**
Finished Floor (Basement): **0**
Finished Floor (Total): **3,613 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,613 sq. ft.**

of Rooms: **15**
of Kitchens: **1**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **3** Beds not in Basement: **4**
Basement: **Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	5	No
3	Main	2	Yes
4	Bsmt	4	No
5	Bsmt	4	No
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Sutton Centre Realty**

Court Ordered Sale. Spacious South facing, ground level entry home, with great Southern City views. Located in a central location with easy access to No.1 Highway and very short distance from the up and coming Amazing Brentwood and the PNE. A short walk to the skytrain, the Heights on Hastings Street, Confederation Park and a super easy commute to the heart of Downtown Vancouver, Schools in the area include Kitchener Elementary, Alpha Secondary, BCIT and SFU. Showings Sun, Jan 26, from 1-3 pm.



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Active
R2423687

Board: V
House/Single Family

7415 IMPERIAL STREET

Burnaby South
Buckingham Heights
V5E 1P1

Residential Detached

\$1,788,000 (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:
of Fireplaces: **5**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
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): 1,578	# of Rooms: 14	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 1,130	# of Kitchens: 2	1	Main	2	No	Barn:
Finished Floor (Below): 0	# of Levels: 3	2	Above	5	No	Workshop/Shed:
Finished Floor (Basement): 1,144	Suite:	3	Above	3	Yes	Pool:
Finished Floor (Total): 3,852 sq. ft.	Crawl/Bsmt. Height:	4	Above	3	Yes	Garage Sz:
	Beds in Basement: 2 Beds not in Basement: 4	5	Bsmt	4	No	Grg Dr Ht:
Unfinished Floor: 0	Basement: Fully Finished	6	Bsmt	3	No	
Grand Total: 3,852 sq. ft.		7				
		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.