



Presented by:  
**Micky Kandola**  
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**Active**  
**R2491774**  
 Board: V  
 House/Single Family

## 205 HYTHE AVENUE

Burnaby North  
 Capitol Hill BN  
 V5B 3J1

Residential Detached

**\$1,349,000** (LP)   
 (SP)



Sold Date: Frontage (feet): **41.00** Original Price: **\$1,349,000**  
 Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1960**  
 Depth / Size: **122** Bathrooms: **2** Age: **60**  
 Lot Area (sq.ft.): **5,002.00** Full Baths: **2** Zoning: **R2**  
 Flood Plain: **Exempt** Half Baths: **0** Gross Taxes: **\$4,353.70**  
 Rear Yard Exp: **Southeast** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **002-791-749**  
 Tour:

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

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **0**  
 Fireplace Fuel: **Other**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Other**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Other**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:  
 Parking: **Other**  
 Dist. to Public Transit: **NEAR** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **No**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish:

Legal: **LOT B, PLAN NWP21395, DISTRICT LOT 127, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Storage**

Site Influences: **Central Location, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**  
 Features: **Other - See Remarks**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	10' x 8'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	10' x 8'			x			x
Main	Bedroom	10' x 8'			x			x
Main	Bedroom	10' x 8'			x			x
Bsmt	Bedroom	10' x 8'			x			x
Bsmt	Recreation	10' x 8'			x			x
Bsmt	Utility	5' x 5'			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	<b>1,062</b>	# of Rooms:	<b>8</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>No</b>	Barn:
Finished Floor (Below):	<b>800</b>	# of Levels:	<b>2</b>	2	<b>Bsmt</b>	<b>3</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	<b>Other</b>	3				Pool:
Finished Floor (Total):	<b>1,862 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>1</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Full, Fully Finished</b>		6				
Grand Total:	<b>1,862 sq. ft.</b>			7				
				8				

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

**Spectacular View!! The property sits at a higher elevation to give you views from all levels. On a larger lot. Home needs lots of TLC. OPEN HOUSE SATURDAY Sept 12th 11am to 12:30. Please bring masks & gloves.**



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**Active**  
**R2487160**  
 Board: V  
 House/Single Family

**3772 NITHSDALE STREET**  
 Burnaby South  
 Burnaby Hospital  
 V5G 1P3

Residential Detached  
**\$1,498,888** (LP)  
 (SP)

**8,540 SF BUILDING LOT**



**70 X 122**

Sold Date: Frontage (feet): **70.00** Original Price: **\$1,498,888**  
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1954**  
 Depth / Size: **122** Bathrooms: **1** Age: **66**  
 Lot Area (sq.ft.): **8,540.00** Full Baths: **1** Zoning: **R5**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$6,597.53**  
 Rear Yard Exp: For Tax Year: **2019**  
 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, Tile, Vinyl/Linoleum**

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

Amenities: **Garden, Storage**

Site Influences: **Central Location, Greenbelt, Lane Access, Paved Road, Recreation Nearby**  
 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	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens:	<b>1</b>	1	<b>Main</b>	<b>4</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>2</b>	2				Workshop/Shed:
Finished Floor (Basement):	<b>912</b>	Suite:		3				Pool:
Finished Floor (Total):	<b>1,824 sq. ft.</b>	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: <b>0</b>	Beds not in Basement: <b>2</b>	5				Grg Dr Ht:
Unfinished Floor:	<b>0</b>	Basement: <b>Fully Finished</b>		6				
Grand Total:	<b>1,824 sq. ft.</b>			7				
				8				

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

**eXp Realty**

**BUILDING LOT OPPORTUNITY! Build your DREAM HOME of up to 5,420 sq ft on this 70 x 122 sf (8,540 sf) lot. Magnificent location in Burnaby Hospital area in a quiet and desirable neighbourhood. Being on the high side of the street, enjoy GORGEOUS MOUNTAIN VIEWS. City of Burnaby approved stream side protection for a two-family development. ERC supported 6 meter rear yard and 3.340 Meters Enhancement Area. Super convenient location close to BCIT, SFU, Willingdon Church, Moscrop Highschool, Metrotown, Crystal Mall Shopping Centre, the upcoming new Brentwood, Skytrain along with easy access to Hwy 1. COURT ORDERED SALE.**