



Presented by:
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KW ELITE REALTY
KELLERWILLIAMS.

Active
R2358736

Board: V
1/2 Duplex

5452 MANOR STREET

Burnaby North
Central BN
V5G 1B7

Residential Attached

\$999,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure:
If new, GST/HST inc?:
Mgmt. Co's Name:
Mgmt. Co's Phone:
View:
Complex / Subdiv:
Services Connected: **Community**
Sewer Type:

Frontage (feet):
Frontage (metres):
Bedrooms: **5**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Maint. Fee:

Original Price: **\$999,000**
Approx. Year Built: **2005**
Age: **14**
Zoning: **R12**
Gross Taxes: **\$3,946.39**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **026-169-177**
Tour: **Virtual Tour URL**

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

Reno. Year:
R.I. Plumbing:

Metered Water:
R.I. Fireplaces:
of Fireplaces: **1**

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

Dist. to Public Transit: **2 BLOCKS**
Units in Development:
Title to Land: **Freehold NonStrata**

Property Disc.: **No**
Fixtures Leased: **:**
Fixtures Rmvd: **:**
Floor Finish: **Laminate, Mixed**

Parking Access: **Rear**

Locker:
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc:
Legal: **PL BCS1131 LT 2 DL 74 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.**

Amenities: **In Suite Laundry**

Site Influences: **Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13'0 x 12'10	Main	Bedroom	9'0 x 8'8			x
Above	Bedroom	12'11 x 10'10	Main	Bedroom	10'3 x 7'11			x
Above	Bedroom	10'8 x 9'5			x			x
Above	Walk-In Closet	4'2 x 4'0			x			x
Main	Kitchen	9'1 x 6'11			x			x
Main	Living Room	9'9 x 8'0			x			x
Main	Kitchen	10'1 x 9'1			x			x
Main	Eating Area	10'1 x 6'2			x			x
Main	Living Room	16'11 x 12'1			x			x
Main	Dining Room	14'0 x 8'0			x			x

Finished Floor (Main): 1,145	# of Rooms: 12	# of Kitchens: 2	# of Levels: 2	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 661	Crawl/Bsmt. Height:			1	Above	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Main	4	No	Pool:
Finished Floor (Total): 1,806 sq. ft.	# or % of Rentals Allowed:			4	Main	2	No	Garage Sz:
Unfinished Floor: 0	Bylaws:			5				Grg Dr Ht:
Grand Total: 1,806 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **RE/MAX Select Properties**

Located on the QUIET side of the street is this Well-maintained side by side 1/2 duplex with over 1800 sqft of living. Spacious rooms and large kitchen, perfect for a growing family. Gas fireplace and radiant heat throughout. Conveniently located in desirable Burnaby Central area close to transit and BCIT. All this and a One Bedroom suite with potential for a two bdrm suite that has a separate entrance.