



Presented by:

Matt Thiessen

Homelife Glenayre Realty Company Ltd.

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KINFOLK

REAL ESTATE GROUP

Active
R2511059Board: V
House/Single Family**7760 BERKLEY STREET**Burnaby South
Burnaby Lake
V5E 2J7

Residential Detached

\$1,150,000 (LP)

(SP)



Sold Date: Frontage (feet): **69.00** Original Price: **\$1,150,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1958**
 Depth / Size: **110** Bathrooms: **1** Age: **62**
 Lot Area (sq.ft.): **7,590.00** Full Baths: **1** Zoning: **R2**
 Flood Plain: **No** Half Baths: **0** Gross Taxes: **\$4,156.00**
 Rear Yard Exp: **East** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-705-389**
 Tour:

View: **Yes: north shore mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**Sewer Type: **City/Municipal**Style of Home: **Basement Entry, Rancher/Bungalow w/Bsmt.**Construction: **Frame - Wood**Exterior: **Stucco, Wood**Foundation: **Concrete Perimeter**Rain Screen: **No**Renovations: **Other**# of Fireplaces: **2**Fireplace Fuel: **Natural Gas**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air, Natural Gas**Outdoor Area: **None**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **Yes**R.I. Fireplaces: **0**

Metered Water:

Total Parking: **3**Parking: **None**Covered Parking: **0**Parking Access: **Front**Dist. to Public Transit: **1/2 block**Dist. to School Bus: **1 block**Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Mixed**Legal: **LOT 2, PLAN NWP16354, DISTRICT LOT 90, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **In Suite Laundry**

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 14'9"			x			x
Main	Kitchen	13'3 x 10'5"			x			x
Main	Dining Room	10'10 x 9'3"			x			x
Main	Master Bedroom	14'8 x 13'			x			x
Main	Bedroom	12' x 10'9"			x			x
Bsmt	Recreation Ro...	20' x 14'			x			x
Bsmt	Workshop	14'8 x 13'			x			x
Bsmt	Hobby Room	10' x 10'			x			x
Bsmt	Laundry	8'8 x 9'6"			x			x
		x			x			x

Finished Floor (Main):	1,304	# of Rooms:	9	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			No	Workshop/Shed:
Finished Floor (Basement):	814	Suite:	None		4			No	Pool:
Finished Floor (Total):	2,118 sq. ft.	Crawl/Bsmt. Height:			5			No	Garage Sz:
Unfinished Floor:	400	Beds in Basement:	0	Beds not in Basement:	2			No	Grg Dr Ht:
Grand Total:	2,518 sq. ft.	Basement:	Full		6			No	
					7			No	
					8			No	

Listing Broker(s): **Sutton Premier Realty****Home builders are going to love the location of this large rectangular lot backing onto Lakeview Elementary School in popular Burnaby Lake area. The house in major disrepair and most of the value is in the land All offers are subject to court approval. Being sold "as-is".**



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REAL ESTATE GROUP

Active
R2500199Board: 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: **DetachedGrge/Carport**

Parking Access:

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**Fixtures Rmvd: **No :**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 Ro...	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	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1		2	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2		3				Workshop/Shed:
Finished Floor (Basement):	912	Suite:			4				Pool:
Finished Floor (Total):	1,824 sq. ft.	Crawl/Bsmt. Height:			5				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 2		6				Grg Dr Ht:
Grand Total:	1,824 sq. ft.	Basement: Fully Finished			7				
					8				

Listing Broker(s): **eXp Realty****eXp Realty****Measurements 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 BBy of Easement & Right of Way before offer. Property is not liveable, please drive by to view**



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REAL ESTATE GROUP

Active
R2506919Board: V
House/Single Family**8601 ARMSTRONG AVENUE**Burnaby East
The Crest
V3N 2H4

Residential Detached

\$1,725,000 (LP)

(SP)



Sold Date: Frontage (feet): **50.00** Original Price: **\$1,619,900**
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2011**
 Depth / Size: Bathrooms: **8** Age: **9**
 Lot Area (sq.ft.): **8,250.00** Full Baths: **7** Zoning: **R3**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,467.47**
 Rear Yard Exp: **Northwest** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **002-890-542**
 Tour:

View: **Yes: NORTH SHORE MOUNTAINS**

Complex / Subdiv:

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

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Fibre Cement Board, Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **12** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**

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

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Hardwood, Tile**

Legal: **LOT 90, PLAN NWP26193, DISTRICT LOT 11, GROUP 1, NEW WESTMINSTER LAND DISTRICT**Amenities: **None**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'3 x 13'10	Above	Master Bedroom	14'9 x 14'6	Bsmt	Bedroom	7'11x 10'
Main	Eating Area	6'9 x 13'10	Above	Walk-In Closet	8'8 x 5'1	Bsmt	Bedroom	10'7x 10'1
Main	Family Room	16'6 x 12'2	Above	Bedroom	11'0 x 10'10			x
Main	Wok Kitchen	8'2 x 5'3	Above	Walk-In Closet	5'6 x 7'7			x
Main	Pantry	4'5 x 4'11	Above	Bedroom	11'7 x 11'0			x
Main	Laundry	12'0 x 5'3	Above	Bedroom	12'1 x 11'0			x
Main	Dining Room	12'0 x 8'5	Bsmt	Kitchen	9'10 x 10'5			x
Main	Living Room	12'0 x 12'6	Bsmt	Dining Room	9'8 x 13'10			x
Main	Foyer	9'0 x 5'3	Bsmt	Living Room	11'8 x 13'1			x
Main	Bedroom	12'0 x 19'3	Bsmt	Recreation Ro...	11'5 x 20'6			x

Finished Floor (Main): **1,521**
 Finished Floor (Above): **1,287**
 Finished Floor (Below): **1,363**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **4,171 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **4,171 sq. ft.**

of Rooms: **22**
 # of Kitchens: **3**
 # of Levels: **3**
 Suite: **Legal Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **5**
 Basement: **Full**

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

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

Listing Broker(s): **RE/MAX Sabre Realty Group****RE/MAX Sabre Realty Group**

Custom large family home with quality finishings throughout. Main floor consists of traditional living room and dining room passing through to large kitchen with huge island, spice kitchen, granite countertops and solid wood cabinetry. Off kitchen you have French doors to an elevated patio, eating area overlooking large family room with cozy fireplace, large laundry/mud room and full bedroom with ensuite. Upstairs consists of 4 bedrooms and 4 bathrooms all ensuites! Basement has bonus rec room and storage plus a 2 bedroom/1.5 bathroom legal suite. Features include radiant heat, extensive use of hardwood and tile throughout. Loads of crown moldings, hardy plank and stone exterior. Bonus garage/studio and tons of open parking.