



Presented by:  
**Luis Ayala PREC\***

Metro Edge Realty  
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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: **Yes: UNOBSTRUCTED PANORAMIC VIEWS**

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!! Builders alert! This amazing large lot offers views from all levels. Lots of new homes in the area, perfect to build your dream home with amazing views. Not to be missed.**



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**Active**  
**R2500199**  
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: 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
<b>Main</b>	<b>Living Room</b>	<b>12' x 15'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Dining Room</b>	<b>12' x 7'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Kitchen</b>	<b>10' x 13'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>11' x 9'</b>			<b>x</b>			<b>x</b>
<b>Main</b>	<b>Bedroom</b>	<b>9' x 10'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Recreation</b>	<b>28' x 11'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Laundry</b>	<b>30' x 11'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Storage</b>	<b>9' x 9'</b>			<b>x</b>			<b>x</b>
<b>Bsmt</b>	<b>Storage</b>	<b>9' x 9'</b>			<b>x</b>			<b>x</b>
		<b>x</b>			<b>x</b>			<b>x</b>

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**

**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**