



Presented by:
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Active
R2435217
Board: V
House/Single Family

6090 9TH AVENUE

Burnaby South
Big Bend
V3N 2T5

Residential Detached

\$1,100,000 (LP)

(SP)



Sold Date: Frontage (feet): **125.00** Original Price: **\$1,100,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1940**
Depth / Size: **244** Bathrooms: **2** Age: **80**
Lot Area (sq.ft.): **30,500.00** Full Baths: **2** Zoning: **A2**
Flood Plain: Half Baths: **0** Gross Taxes: **\$4,391.77**
Rear Yard Exp: **South** For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **002-693-372**
Tour:

View: **No**
Complex / Subdiv:
Services Connected: **Electricity, Water**
Sewer Type: **Septic**

Style of Home: **3 Storey w/Bsmt**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations:
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **2** Covered Parking: **0** Parking Access: **Front**
Parking: **Open**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed**

Legal: **LOT 6, BLOCK 7, PLAN NWP1034, DISTRICT LOT 173, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN SRW PL 68847, 3814-6091**

Amenities:

Site Influences: **Central Location, Shopping Nearby**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	23' x 12'			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	12' x 11'			x			x
Main	Eating Area	11' x 9'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	9' x 9'			x			x
Above	Master Bedroom	15' x 10'			x			x
Bsmt	Recreation	15' x 9'			x			x
Bsmt	Bedroom	13' x 10'			x			x
Bsmt	Bedroom	11' x 9'			x			x

Finished Floor (Main):	978	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	715	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below):	825	# of Levels: 3	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: None	3				Pool:
Finished Floor (Total):	2,518 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	2,518 sq. ft.		7				
			8				

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

Huge 125' x 244' (30,500 s.f lot) that backs onto Marine Way, with a large 2,418 s.f. House. Great opportunity to renovate this 5 bedroom family home. Close to skytrain and Marine Drive.