



Presented by:
Luis Ayala PREC*

Metro Edge Realty
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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:

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**

View: **Yes: MOUNTAINS**

Complex / Subdiv:
Services Connected: **Community**
Sewer Type:

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**
Locker:
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**

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.



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Active
R2401275
Board: V
Apartment/Condo

2301 7088 18TH AVENUE

Burnaby East
Edmonds BE
V3N 0A2

Residential Attached
\$595,000 (LP)
(SP)



**NO IMAGE
AVAILABLE**

Sold Date:	Frontage (feet):	Original Price: \$595,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 2007
Depth / Size (ft.):	Bedrooms: 1	Age: 12
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain:	Full Baths: 1	Gross Taxes: \$2,345.80
Council Apprv?:	Half Baths: 0	For Tax Year: 2019
Exposure:	Maint. Fee: \$251.21	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 027-186-831
Mgmt. Co's Name: PACIFIC QUORUM PROPERTY		Tour:
Mgmt. Co's Phone: 604-685-3828		
View: Yes: OCEAN, CITY AND MOUNTAINS		
Complex / Subdiv:		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		
Sewer Type: City/Municipal		

Style of Home: Other	Total Parking: 2	Covered Parking: 2	Parking Access: Front
Construction: Concrete, Frame - Metal	Parking: Garage; Underground		
Exterior: Concrete, Glass, Mixed			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:		Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Metered Water:	Property Disc.: No	
Fireplace Fuel: Electric	R.I. Fireplaces:	Fixtures Leased: : COURT ORDER SALE	
Fuel/Heating: Electric	# of Fireplaces: 1	Fixtures Rmvd: : COURT ORDER SALE	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Other			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility, Snow removal**
Legal: **STRATA LOT 149, PLAN BCS2498, DISTRICT LOT 95, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 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**
Amenities: **Elevator, Exercise Centre, In Suite Laundry, Sauna/Steam Room, Storage, Swirlpool/Hot Tub**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 11'0			x			x
Main	Kitchen	9'5 x 8'0			x			x
Main	Dining Room	11'0 x 9'5			x			x
Main	Master Bedroom	10'5 x 10'0			x			x
Main	Den	8'0 x 6'5			x			x
Main	Nook	4'0 x 3'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 712	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath: 1	Floor: Main	# of Pieces: 4	Ensuite?: Yes	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			2				Barn:
Finished Floor (Below): 0	Restricted Age:			3				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	4				Pool:
Finished Floor (Total): 712 sq. ft.	# or % of Rentals Allowed:			5				Garage Sz:
	Bylaws: Pets Allowed w/Rest., Rentals Allowed			6				Grg Dr Ht:
Unfinished Floor: 0				7				
Grand Total: 712 sq. ft.	Basement: None			8				

Listing Broker(s): **Amex - Fraseridge Realty**

"Park 360" next to Edmonds Sky train station, high ceilings, floor to ceiling windows, granite counter tops, open layout, bright and spacious with large cornered balcony, walk to Sky train, close to Metrotown, Highgate Village & recreation center.