



Presented by:
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Burnaby South, Big Bend
6476 THORNE AV, V3N 2V2

MLS# V1052103

Residential Detached
Active



List Price: \$685,000 Previous Price:
 Original Price: \$685,000

Complex/Subdiv:

Frontage: 126.00 ft	Bedrooms: 4	PID: 002-675-129
Depth/Size: 269	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 0	Full Baths: 2	Approx Yr Blt: 1952
Rear Yard Exp: 0	Half Baths: 0	Age at List Date: 62
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,553 (2013)
Flood Plain:	Zoning: A2	

View: Y - SOUTH
 Serv. Connected: Electricity, Septic, Water

Style of Home: 2 Storey w/Bsmt.	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: Asphalt		Dist to School Bus:
Renovations:	Reno Year:	Possession:
Flooring:		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Court Ordered Sale
Heat/Fuel: Other		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: N - COURT ORDERED SALE, AS IS
Fireplace Fuel: None		Out Buildings:
Outdoor Area: Fenced Yard, Patio(s) & Deck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL NWP1034 LT 9 BLK 10 DL 173 LD 36 GROUP 1.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	20' X 14'			X			X
Main F.	Kitchen	15' X 10'			X			X
Main F.	Dining	12' X 10'			X			X
Main F.	Bedroom	12' X 10'			X			X
Main F.	Bedroom	11' X 10'			X			X
Above	Bedroom	11'0 X 10'			X			X
Above	Bedroom	10' X 10'			X			X
Bsmt	Utility	20' X 10'			X			X
Bsmt	Utility	20' X 10'			X			
Bsmt	Other	15' X 10'			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 2,684	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: N; Level: Above
Finished Floor Down: 0	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 2,684	Basement Area: Full	5
		6
Unfinished Floor: 0	Suite:	7
Grand Total Floor Area: 2,684		8

Listing Broker(s): Keller Williams Black Diamond, Sutton Group-West Coast

BIG BEND AREA! ATTENTION BUILDERS/DEVELOPERS! Land Value 3/4 acre building site with unobstructed SW views. Build your 6,700 SqFt dream home! Close to Elementary School and a large variety of stores and restaurants. Entrance at 6498 Marine Dr. Amazing potential and priced to sell so act fast! Call Today



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Burnaby East, East Burnaby
7512 4TH ST, V3N 3N9

MLS# V1052659

Residential Detached
Active



List Price: \$789,000 Previous Price:
 Original Price: \$789,000

Complex/Subdiv:

Frontage:	34.00 ft	Bedrooms:	5	PID:	003-258-254
Depth/Size:	93	Bathrooms:	3	Type:	House/Single Family
Lot Area SqFt:	0	Full Baths:	3	Approx Yr Blt:	2011
Rear Yard Exp:		Half Baths:	0	Age at List Date:	3
Meas Type:	Feet	If New GST/HST Incl:		Taxes:	\$5,062 (2013)
Flood Plain:	No	Zoning:	RES		
View:	N				
Serv. Connected:	Electricity, Natural Gas, Water				

Style of Home:	Basement Entry	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double
Exterior:	Stone, Vinyl		
Rainscreen:		R/I Plumbing:	Dist to Public Trans:
Type of Roof:	Tile - Composite		Dist to School Bus:
Renovations:		Reno Year:	Possession:
Flooring:	Mixed		Title to Land:
Water Supply:	City/Municipal		Freehold NonStrata
Heat/Fuel:	Forced Air, Natural Gas		Seller's Interest:
No. of Fireplaces:	1		Court Ordered Sale
Fireplace Fuel:	Gas - Natural	R/I Fireplaces:	Mortgage Info:
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)		\$0
Pad Rental:		Property Disclosure:	N - COURT ORDERED SALE
Fixtures Leas:	N	Out Buildings:	
Fixt Removed:			

Legal: NWP1077 LOT B DL 27 LD 36 GROUP 1 LOTS 56-58 58.
 Amenities:
 Site Influences:
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'6" X 11'			X			X
Main F.	Kitchen	10'6" X 9'			X			X
Main F.	Nook	10'6" X 9'			X			X
Main F.	Master Bedroom	12' X 10'			X			X
Main F.	Bedroom	10' X 8'			X			X
Main F.	Bedroom	10' X 9'			X			X
Below	Recreation Room	11' X 15'			X			X
Below	Bedroom	11' X 10'			X			X
Below	Bedroom	11' X 10'			X			
Below	Kitchen	8' X 6'			X			

Floor Area (SqFt):		Total # Rooms:	10	Bathrooms	1 3 Piece; Ensuite: Y; Level: Main F.
Main Floor Area SqFt:	900	# Kitchens:	2		2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	Finished Levels:	2		3 3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	1,000	Crawl/Bsmt Height:			4
Finished Floor Bsmt SqFt:	0	Basement Area:	Full		5
Total Finished Floor SqFt:	1,900				6
		Suite:	Unauthorized Suite		7
Unfinished Floor:	0				8
Grand Total Floor Area:	1,900				

Listing Broker(s): Royal LePage West R.E.S.

Fabulous opportunity awaits an astute buyer. 3 year new home with fully finished basement in a quiet area of Burnaby. Kitchen looks out to mountains and has a wonderful deck to relax and enjoy coffee or lemonade and BBQ. Downstairs has 2 unauthorized suites. Fully fenced yard and spacious grassy backyard. Front driveway boasts a tasteful regal black iron gate. All showings by appointment only.