



Presented by:
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Active
R2017778

Board: V
House/Single Family

7192 TRUDY COURT

Burnaby North
Sperling-Duthie
V5A 1H7

Residential Detached

\$1,099,999 (LP)

(SP)



| | | | |
|------------------------------------|------------------|--------------|------------------------------------|
| Sold Date: | Frontage (feet): | 50.00 | Original Price: \$1,099,999 |
| Depth / Size (ft.): 120 | Bedrooms: | 4 | Approx. Year Built: 1965 |
| Lot Area (sq.ft.): 6,000.00 | Bathrooms: | 3 | Age: 50 |
| Flood Plain: No | Full Baths: | 3 | Zoning: RES |
| Rear Yard Exp: | Half Baths: | 0 | Gross Taxes: \$5,033.36 |
| Approval Req?: | | | For Tax Year: 2015 |
| If new, GST/HST inc?: | | | Tax Inc. Utilities?: No |
| | | | P.I.D.: 008-918-945 |

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Carport; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Dist. to School Bus:

Legal: **PL NWP27610 LT 84 DL 207 LD 36**

Amenities:

Site Influences:

Features:

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|-------|----------------|--------------|-------|------|------------|-------|------|------------|
| Main | Living Room | 17'7 x 12'7 | | | x | | | x |
| Main | Kitchen | 20'3 x 13'9 | | | x | | | x |
| Main | Master Bedroom | 11'10 x 11'7 | | | x | | | x |
| Main | Master Bedroom | 10'11 x 10' | | | x | | | x |
| Main | Bedroom | 9'5 x 9'4 | | | x | | | x |
| Bsmt | Office | 7'10 x 12'2 | | | x | | | x |
| Bsmt | Living Room | 11'10 x 15'9 | | | x | | | x |
| Bsmt | Bedroom | 9'7 x 9'2 | | | x | | | x |
| Bsmt | Kitchen | 12'7 x 6'5 | | | x | | | x |
| | | x | | | x | | | |

| | | | | | | | |
|----------------------------|----------------------|---|------|-------|-------------|------------|----------------|
| Finished Floor (Main): | 1,235 | # of Rooms: 9 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings |
| Finished Floor (Above): | 0 | # of Kitchens: 2 | 1 | Main | 4 | Yes | Barn: |
| Finished Floor (Below): | 0 | # of Levels: 2 | 2 | Main | 3 | No | Workshop/Shed: |
| Finished Floor (Basement): | 872 | Suite: Unauthorized Suite | 3 | Bsmt | 3 | No | Pool: |
| Finished Floor (Total): | 2,107 sq. ft. | Crawl/Bsmt. Height: | 4 | | | | Garage Sz: |
| Unfinished Floor: | 0 | Beds in Basement: 1 Beds not in Basement: 3 | 5 | | | | Door Height: |
| Grand Total: | 2,107 sq. ft. | Basement: Fully Finished, Separate Entry | 6 | | | | |
| | | | 7 | | | | |
| | | | 8 | | | | |

Listing Broker(s): **RE/MAX Performance Realty**

Court Order Sale Sperling/Duthie in a great neighbouhrood. 4 bedrooms and 3 bathrooms on 6,000 sq ft lot. Large, private south facing backyard. Nearby to SFU, bus, shopping and local parks.