



Presented by:  
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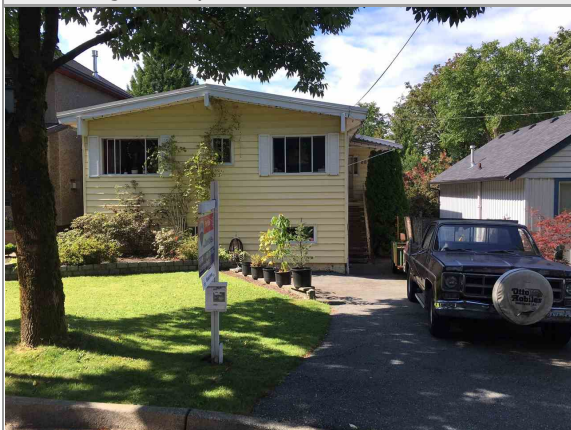
**Active**  
**R2123740**  
Board: V  
House/Single Family

**8895 ERIN AVENUE**

Burnaby East  
The Crest  
V3N 4E8

Residential Detached

**\$899,000** (LP)  
(SP)



Sold Date: Frontage (feet): **45.00** Original Price: **\$899,000**  
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1963**  
Depth / Size: **99** Bathrooms: **2** Age: **53**  
Lot Area (sq.ft.): **4,455.00** Full Baths: **1** Zoning: **R9**  
Flood Plain: Half Baths: **1** Gross Taxes: **\$3,884.53**  
Rear Yard Exp: For Tax Year: **2016**  
Approval Req?: Tax Inc. Utilities?: **No**  
If new, GST/HST inc?: P.I.D.: **002-103-401**  
Tour:  
View: **Yes: TREES**  
Complex / Subdiv: **CREST**  
Services Connected: **Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Vinyl**  
Foundation: **Concrete Perimeter**  
Rain Screen:  
Renovations:  
# of Fireplaces: **1**  
Fireplace Fuel: **Wood**  
Water Supply: **City/Municipal**  
Fuel/Heating: **Forced Air, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Other, Torch-On**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Front, Lane**  
Parking: **Open**  
Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **2 BLOCKS**  
Title to Land: **Freehold NonStrata**  
Property Disc.: **Yes**  
PAD Rental:  
Fixtures Leased: **No**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP3046 LT 6 BLK 33 DL 13 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Lane Access**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 13'3'	Below	Utility	7' x 4'			x
Main	Dining Room	9' x 9'			x			x
Main	Kitchen	13'6 x 10'6			x			x
Main	Master Bedroom	14'9 x 10'			x			x
Main	Bedroom	11'6 x 8'3			x			x
Main	Bedroom	9'3 x 8'3			x			x
Below	Recreation	22' x 13'6			x			x
Below	Recreation	22' x 13'			x			x
Below	Bedroom	14'6 x 9'			x			
Below	Laundry	10' x 13'5			x			

Finished Floor (Main): **1,200**  
Finished Floor (Above): **0**  
Finished Floor (Below): **1,200**  
Finished Floor (Basement): **0**  
Finished Floor (Total): **2,400 sq. ft.**  
Unfinished Floor: **0**  
Grand Total: **2,400 sq. ft.**

# of Rooms: **11**  
# of Kitchens: **1**  
# of Levels: **2**  
Suite:  
Crawl/Bsmt. Height:  
Beds in Basement: **0** Beds not in Basement: **4**  
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Below	1	No
3			
4			
5			
6			
7			
8			

Outbuildings  
Barn:  
Workshop/Shed:  
Pool:  
Garage Sz:  
Door Height:

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

**OPPORTUNITY KNOCKS!** Great location on quiet cul de sac street in desirable Crest area of Burnaby. 44' x 99' lot (4455 sf) lot with back lane located just before the entrance to cul de sac. R9 zoned. Can build up to 2673 sf + 452 sf garage & accessory buildings. 4 bdrm, 2400 sf home in need of substantial repair. Seller would like to rent back.