



Presented by:
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Burnaby North, Brentwood Park

MLS# V1095101

Residential Detached

4635 FAIRLAWN DR, V5C 3R5

Active



List Price: \$1,059,000 Previous Price:
 Original Price: \$1,059,000

Complex/Subdiv: BRENTWOOD PARK

Frontage: 56.63 ft Bedrooms: 5 PID: 004-399-536
 Depth/Size: 121.91 Bathrooms: 1 Type: House/Single Family
 Lot Area SqFt: 7,776 Full Baths: 1 Approx Yr Blt: 1956
 Rear Yard Exp: NW Half Baths: 0 Age at List Date: 58
 Meas Type: Feet If New GST/HST Incl: Taxes: \$5,096 (2014)
 Flood Plain: Zoning: R-10

View: Y - MOUNTAINS
 Serv. Connected: Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

Style of Home:	2 Storey, Rancher/Bungalow w/Bsmt.	Total Parking:	2	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single, RV Parking Avail.		
Exterior:	Stucco				
Rainscreen:		R/I Plumbing:		Dist to Public Trans:	4 BLOCKS
Type of Roof:	Asphalt			Dist to School Bus:	6 BLOCKS
Renovations:	Partly	Reno Year:		Possession:	
Flooring:	Hardwood, Vinyl/Linoleum			Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal			Seller's Interest:	Estate Sale
Heat/Fuel:	Forced Air, Natural Gas			Mortgage Info:	/ Treat as Clear Title
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	N - ESTATE SALE
Fireplace Fuel:	Wood			Out Buildings:	
Outdoor Area:	Fenced Yard, Sundeck(s)				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: PL NWP15924 LT 4 BLK 110 DL 123 LD 36 GROUP 1.

Amenities:

Site Influences: Central Location, Lane Access, Recreation Nearby, Shopping Nearby

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Security System

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'0 X 13'6	Bsmt	Laundry	14'4 X 12'5			X
Main F.	Kitchen	9'8 X 7'3	Bsmt	Bedroom	16'2 X 11'7			X
Main F.	Eating Area	9'8 X 7'10	Bsmt	Bedroom	12'7 X 9'9			X
Main F.	Dining	12'1 X 9'8			X			X
Main F.	Master Bedroom	13' X 11'4			X			X
Main F.	Bedroom	10'1 X 11'4			X			X
Main F.	Bedroom	10'1 X 9'7			X			X
Main F.	Foyer	6'6 X 5'6			X			X
Bsmt	Living Room	27' X 12'9			X			
Bsmt	Den	11'4 X 9'4			X			

Floor Area (SqFt):		Bathrooms	
Main Floor Area SqFt:	1,316	Total # Rooms:	13
Finished Floor Up SqFt:	0	# Kitchens:	1
Finished Floor Down:	0	Finished Levels:	2
Finished Floor Bsmt SqFt:	472	Crawl/Bsmt Height:	/ 7'10
Total Finished Floor SqFt:	1,788	Basement Area:	Partly Finished, Separate Entry, Full
Unfinished Floor:	844	Suite:	
Grand Total Floor Area:	2,632		

Listing Broker(s): Re/Max Metro Realty

BEAUTIFUL, CLEAN AND WELL MAINTAINED FAMILY HOME FOR 58 YEARS. FEATURE, 3 BEDROOMS UPSTAIRS, GLEAMING INLAID HARDWOOD FLOORS, SPACIOUS FORMAL DINING ROOM, LARGE LIVING ROOM WITH COZY WOODBURNING FIREPLACE, ALL VINYL WINDOWS UPSTAIRS AND LARGE 18-6X12-0 SUNDECK WITH MOUNTAIN VIEWS. THE BASEMENT WITH CEILING HEIGHT OF 7'-10" IS MOSTLY UNFINISHED AND ALL DIVIDED AND READY FOR A 2 BEDROOM SELF-CONTAINED SUITE. ALL ON A LARGE 7,777 SQ. FT. PIE SHAPED LOT IN THE VERY POPULAR BRENTWOOD AREA & ONLY A SHORT WALK TO SHOPS, TRANSPORTATION, SCHOOL AND BRENTWOOD SKYTRAIN STATION.



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Burnaby North, Vancouver Heights

MLS# V1125509

Residential Detached

3831 EDINBURGH ST, V5C 1R4

Active



List Price:	\$1,180,000	Previous Price:	
		Original Price:	\$1,180,000
Complex/Subdiv:			
Frontage:	50.00 ft	Bedrooms:	2
Depth/Size:	122	Bathrooms:	1
Lot Area SqFt:	0	Full Baths:	1
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:		Zoning:	R3
View:	Y - OCEAN AND MOUNTAINS		
Serv. Connected:	Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water		
PID:	001-242-211	Type:	House/Single Family
Approx Yr Blt:	1951	Age at List Date:	64
Taxes:	\$4,821 (2014)		

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking:
Construction:	Frame - Wood	Parking Access:	
Foundation:	Concrete Perimeter	Parking Facilities:	Open
Exterior:	Mixed		
Rainscreen:		R/I Plumbing:	
Type of Roof:	Asphalt	Dist to Public Trans:	Dist to School Bus:
Renovations:		Possession:	
Flooring:	Mixed	Title to Land:	Freehold NonStrata
Water Supply:	City/Municipal	Seller's Interest:	Estate Sale
Heat/Fuel:	Forced Air, Natural Gas, Wood	Mortgage Info:	\$0
No. of Fireplaces:	2	Property Disclosure:	N - HOUSE IS TEAR DOWN
Fireplace Fuel:	Wood	Out Buildings:	
Outdoor Area:	Fenced Yard, Sundeck(s)		
Pad Rental:			
Fixtures Leas:	N		
Fixt Removed:	N		

Legal:	PL NWP3755 LT 26 BLK 39 DL 186 LD 36 20.85 20141951R3
Amenities:	
Site Influences:	Greenbelt, Lane Access, Private Setting, Private Yard
Features Incl:	Clothes Washer/Dryer, Refrigerator, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 9'			X			X
Main F.	Living Room	22' X 16'			X			X
Main F.	Master Bedroom	10' X 12'6			X			X
Main F.	Bedroom	10' X 10'			X			X
Main F.	Eating Area	8' X 9'			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X
		X			X			X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt:	1,100	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	0	2	
Finished Floor Down:	0	3	
Finished Floor Bsmt SqFt:	0	4	
Total Finished Floor SqFt:	1,100	5	
		6	
Unfinished Floor:	1,100	7	
Grand Total Floor Area:	2,200	8	

Listing Broker(s): Sutton Centre Realty

Excellent location in Vancouver heights area. 50' x 122' lot with lane access, bordering on greenbelt, and with an amazing ocean and mountain view. House is effectively a tear down, with no value. No viewings without the listing agent present, as the property is not safe. All house measurements are approximate, and buyer should confirm if important.