



Presented by:
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Active
R2124551
 Board: V
 House/Single Family

8234 BURNLAKE DRIVE

Burnaby North
 Government Road
 V5A 3K9

Residential Detached

\$2,250,000 (LP)

(SP)



Sold Date:	Frontage (feet):	75.00	Original Price: \$2,250,000
Meas. Type: Feet	Bedrooms:	13	Approx. Year Built: 1979
Depth / Size: IRREG	Bathrooms:	8	Age: 37
Lot Area (sq.ft.): 18,826.00	Full Baths:	7	Zoning: R1
Flood Plain: No	Half Baths:	1	Gross Taxes: \$7,414.32
Rear Yard Exp: South			For Tax Year: 2016
Approval Req?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-690-250
			Tour:

View: **No :**
 Complex / Subdiv:
 Services Connected: **Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stone**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s), Sundeck(s)**
 Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No : Court Ordered Sale- Not Responsible**
 Fixtures Rmvd: **No : Court Ordered Sale- Not Responsible**
 Floor Finish: **Hardwood, Other**

Legal: **PL NWP44446 LT 101 DL 40 LD 36 GROUP 1, 1600-8251.**

Amenities: **Shared Laundry**

Site Influences:
 Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Garage Door Opener, Microwave, Refrigerator, Security System, Smoke Alarm,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	18' x 15'	Above	Bedroom	8' x 16'			x
Main	Family Room	18' x 15'	Above	Bedroom	9' x 11'			x
Main	Dining Room	14' x 19'	Above	Bedroom	9' x 13'			x
Main	Living Room	19' x 30'	Above	Bedroom	9' x 11'			x
Main	Bedroom	8' x 14'	Above	Bedroom	8' x 14'			x
Main	Bedroom	11' x 14'	Bsmt	Bedroom	10' x 9'			x
Main	Bedroom	7' x 11'	Bsmt	Bedroom	9' x 10'			x
Main	Bedroom	10' x 16'	Bsmt	Bedroom	9' x 10'			x
Main	Kitchen	9' x 12'	Bsmt	Bedroom	9' x 10'			x
Main	Kitchen	8' x 12'			x			

Finished Floor (Main):	2,550	# of Rooms: 19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	900	# of Kitchens: 3	1	Main	2	No	Barn:
Finished Floor (Below):	0	# of Levels: 3	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	800	Suite: None	3	Main	3	No	Pool:
Finished Floor (Total):	4,250 sq. ft.	Crawl/Bsmt. Height:	4	Bsmt	3	No	Garage Sz: 20X29
		Beds in Basement: 4 Beds not in Basement: 9	5	Bsmt	3	No	Door Height:
Unfinished Floor:	1,750	Basement: Partly Finished	6	Bsmt	3	No	
Grand Total:	6,000 sq. ft.		7	Above	4	No	
			8	Above	3	No	

Listing Broker(s): **Sutton Grp-West Coast (Van49)**

Prestigious Government Road!. Fabulous opportunity for investor home owner or builder! Huge custom built 13 bedroom/8 bathroom/3 kitchen home on rare massive 18,826 SF lot! Spacious 6000 SF house with good bones.Court Ordered Sale - home being sold" As Is /Where Is." Private garden and desirable street in great neighborhood. Tremendous revenue potential!. Excellent opportunity for extended family, group home or renovation project. Centrally located near SFU, Seaforth Elementary, Skytrain, Costco & Lougheed Mall. Call today for your private viewing !