



Presented by:
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Active
R2083673

Board: V
 Other

5450-5452 BOOTH AVENUE

Burnaby South
 Forest Glen BS
 V5H 3A3

Residential Detached

\$1,680,000 (LP)

(SP)



Sold Date:	Frontage (feet):	64.00	Original Price: \$1,680,000
Depth / Size (ft.): 117	Bedrooms:	6	Approx. Year Built: 1955
Lot Area (sq.ft.): 7,488.00	Bathrooms:	4	Age: 61
Flood Plain:	Full Baths:	4	Zoning: R4
Rear Yard Exp:	Half Baths:	0	Gross Taxes: \$6,531.74
Approval Req?:			For Tax Year: 2015
If new, GST/HST inc?:			Tax Inc. Utilities?: No
			P.I.D.: 003-069-761
			Tour:

View: **Yes: MOUNTAIN VIEW NE**

Complex / Subdiv:

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

Style of Home: **1 Storey, Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen: **No**

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Gas - Natural**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air**

Outdoor Area: **Fenced Yard, Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **5** Covered Parking: **3**

Parking: **Carport; Multiple**

Parking Access: **Front, Lane**

Dist. to Public Transit: **1 BLOCK**

Dist. to School Bus: **3 BLOCKS**

Title to Land: **Freehold NonStrata**

Seller's Interest: **Court Ordered Sale**

Property Disc.: **No**

PAD Rental:

Fixtures Leased: **No :**

Fixtures Rmvd: **No :**

Floor Finish: **Mixed**

Legal: **PL NWP14747 LT A BLK 43 DL 33 LD 36**

Amenities: **None**

Site Influences: **Central Location**

Features: **Clothes Washer/Dryer, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Bedroom	0' x 0'			x			x
Main	Kitchen	0' x 0'			x			x
Below	Bedroom	0' x 0'			x			x
Below	Bedroom	0' x 0'			x			x
		x			x			
		x			x			

Finished Floor (Main):	1,500	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,400	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	2,900 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	2,900 sq. ft.		7				
			8				

Listing Broker(s): **Sotheby's Int'l Realty Canada**

Rarely available side by side DUPLEX on large R4 zoned lot w/ laneway access. Desirable Burnaby South neighbourhood. Transit right around the corner and just blocks from Skytrain, Chrystal Mall and Metrotown shopping. INVESTORS HOLD, RENOVATE OR REBUILD.