



Presented by:  
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**Active**  
**R2664386**  
 Board: V  
 House/Single Family

## 5178 SPERLING AVENUE

Burnaby South  
 Deer Lake  
 V5E 2T4

Residential Detached

**\$4,600,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$4,800,000**  
 Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2007**  
 Frontage(feet): **82.00** Bathrooms: **6** Age: **15**  
 Frontage(metres): **24.99** Full Baths: **5** Zoning: **SF**  
 Depth / Size: **0** Half Baths: **1** Gross Taxes: **\$19,927.81**  
 Lot Area (sq.ft.): **12,106.00** Rear Yard Exp: **East** For Tax Year: **2021**  
 Lot Area (acres): **0.28** P.I.D.: **002-978-580** Tax Inc. Utilities?:  
 Flood Plain: Tour:  
 View: **Yes: MOUNTAIN**  
 Complex/Subdiv: **VILLA TIANA**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Other**  
 Construction: **Concrete**  
 Exterior: **Stone**  
 Foundation: **Concrete Perimeter**

Renovations: **Other**  
 # of Fireplaces: **3** R.I. Fireplaces:  
 Fireplace Fuel: **Natural Gas**  
 Fuel/Heating: **Electric, Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Tile - Concrete**

Reno. Year:  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Triple**  
 Driveway Finish: **Asphalt, Paving Stone**  
 Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **4 BLOCKS**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No**  
 Fixtures Rmvd: **:**  
 Floor Finish: **Hardwood, Other, Tile**

Legal: **LOT 3 DISTRICT LOT 85 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1 NWP 5687**

Amenities: **Garden**

Site Influences: **Central Location, Recreation Nearby, Rural Setting, Shopping Nearby**

Features:

|                            |                |             |                     |             |       |      |            |            |
|----------------------------|----------------|-------------|---------------------|-------------|-------|------|------------|------------|
| Finished Floor (Main):     | 2,956          | Floor       | Type                | Dimensions  | Floor | Type | Dimensions | Bathrooms  |
| Finished Floor (Above):    | 1,782          | Main        | Living Room         | 27'0 x 23'0 |       |      | x          | Floor #Pcs |
| Finished Floor (AbvMain2): | 0              | Main        | Dining Room         | 15'0 x 22'0 |       |      | x          | Main 2     |
| Finished Floor (Below):    | 0              | Main        | Kitchen             | 27'0 x 18'0 |       |      | x          | Above 6    |
| Finished Floor (Basement): | 1,138          | Main        | Family Room         | 22'0 x 15'0 |       |      | x          | Above 5    |
| Finished Floor (Total):    | 5,876sq. ft.   | Above       | Master Bedroom      | 20'0 x 13'5 |       |      | x          | Above 4    |
| Unfinished Floor:          | 0              | Above       | Bedroom             | 14'5 x 10'0 |       |      | x          | Above 4    |
| Grand Total:               | 5,876sq. ft.   | Above       | Bedroom             | 10'0 x 10'0 |       |      | x          | Below 3    |
| Flr Area (Det'd 2nd Res):  | sq. ft.        | Above       | Bedroom             | 12'0 x 10'0 |       |      | x          |            |
| Suite: <b>None</b>         |                | Above       | Bedroom             | 15'0 x 10'0 |       |      | x          |            |
| Basement: <b>Part</b>      |                | Bsmt        | Media Room          | 25'0 x 17'0 |       |      | x          |            |
|                            |                | Bsmt        | Bedroom             | 10'0 x 10'0 |       |      | x          |            |
|                            |                |             |                     | x           |       |      | x          |            |
|                            |                |             |                     | x           |       |      | x          |            |
| Crawl/Bsmt. Height:        | # of Levels: 3 | Manuf Type: | Registered in MHR?: | PAD Rental: |       |      |            |            |
| # of Kitchens: 1           | # of Rooms: 11 | MHR#:       | CSA/BCE:            | Maint. Fee: |       |      |            |            |
| ByLaw Restrictions:        |                |             |                     |             |       |      |            |            |

Listing Broker(s): **Royal LePage West Real Estate Services**

**Villa Tiana in Burnaby's beautiful Deer Lake area. This is truly a wonderful home that has been well cared for. Built by craftsmen, an area of executive homes. Offers 5876 sqft of finished area, well thought out layout combined with extraordinary European craftsmanship, granite floors and countertops in kitchen & granite baseboards. Beautiful Kitchen with top line appliances (Ultraline & Subzero), cherry wood cabinets & custom detailed tiles accenting the backsplash, windows and doors with best quality fir! Solid wood parquet floor, mahogany wood on the staircase railing, only steps away from the Deer lake and spectacular nature. Easy access to highway. Villa Tiana invites you to come and see for your self what a great home looks like!**