



Presented by:
Micky Kandola

Royal LePage - Wolstencroft
Phone: 604-530-0231

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Active
R2834863
Board: V
House/Single Family

7520 6TH STREET

Burnaby East
East Burnaby
V3N 3M1

Residential Detached

\$1,649,900 (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,649,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1950**
Frontage(feet): **0.00** Bathrooms: **2** Age: **74**
Frontage(metres): Full Baths: **2** Zoning: **C4**
Depth / Size: Half Baths: **0** Gross Taxes: **\$3,721.00**
Lot Area (sq.ft.): **6,000.00** Rear Yard Exp: For Tax Year: **2022**
Lot Area (acres): **0.14** P.I.D.: **002-799-642** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: :
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Other**
Exterior: **Mixed, Other**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Other**
Outdoor Area: **None**
Type of Roof: **Other**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Other**
Driveway Finish:
Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:

Legal: **LOT 2, BLOCK 10, PLAN NWP627, DISTRICT LOT 28, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences:

Features: **Other - See Remarks**

Finished Floor (Main):	900	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Primary Bedroom	18' x 12'			x	Floor	#Pcs
Finished Floor (AbvMain2):	800	Main	Bedroom	10' x 9'			x	Main	4
Finished Floor (Below):	0	Main	Kitchen	8' x 12'			x	Below	4
Finished Floor (Basement):	0	Below	Bedroom	8' x 9'			x		
Finished Floor (Total):	1,700sq. ft.	Below	Bedroom	10' x 9'			x		
Unfinished Floor:	0	Below	Kitchen	9' x 9'			x		
Grand Total:	1,700sq. ft.			x			x		
Flr Area (Det'd 2nd Res):	sq. ft.			x			x		
Suite: Other				x			x		
Basement: Unfinished				x			x		
Crawl/Bsmt. Height:		Manuf Type:		Registered in MHR?:		PAD Rental:			
# of Levels: 2		MHR#:		CSA/BCE:		Maint. Fee:			
# of Kitchens: 2		# of Rooms: 6		ByLaw Restrictions:					

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

Court order Sale. Sell as where it is. Well-located property located along the growing Sixth Street Corridor of Burnaby. Sixth Street Area Plans supports mixed-used development at this location up to 6 storeys in form with retail at grade. This growing neighborhood has been multiple successful multifamily developments in recent years with more local businesses setting up shop, in the process of creating a vibrant community. For owner-users, the current C-4 zoning already permits usages such as automobile showroom including motor vehicle repairs & inspections retail sales of auto parts, grocery stores, a list of personal services, & many others. Great opportunity for owner-users, investors for future assembly, and developers.



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Active
R2840950
Board: V
House/Single Family

8316 GOVERNMENT ROAD

Burnaby North
Government Road
V5A 2E3

Residential Detached

\$2,750,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,750,000**
Meas. Type: **Feet** Bedrooms: **10** Approx. Year Built: **2021**
Frontage(feet): **70.00** Bathrooms: **11** Age: **3**
Frontage(metres): **21.34** Full Baths: **10** Zoning: **RES**
Depth / Size: Half Baths: **1** Gross Taxes: **\$7,960.97**
Lot Area (sq.ft.): **10,500.00** Rear Yard Exp: For Tax Year: **2023**
Lot Area (acres): **0.24** P.I.D.: **003-121-992** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **No :**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **2** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Forced Air, Radiant**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double**
Driveway Finish:
Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT D, PLAN NWP22048, DISTRICT LOT 40, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main):	2,714	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	2,096	Main	Living Room	13'0 x 18'7	Bsmt	Bedroom	13'8 x 9'2	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	10'6 x 12'2	Bsmt	Bedroom	13'8 x 9'2	Main 2
Finished Floor (Below):	0	Main	Kitchen	13'8 x 17'6	Bsmt	Kitchen	15'8 x 8'6	Main 4
Finished Floor (Basement):	2,626	Main	Wok Kitchen	8'0 x 9'5	Bsmt	Bedroom	11'6 x 11'2	Above 4
Finished Floor (Total):	7,436sq. ft.	Main	Bedroom	12'0 x 10'0	Bsmt	Bedroom	11'6 x 11'2	Above 4
Unfinished Floor:	0	Main	Office	12'0 x 12'4	Bsmt	Bedroom	11'6 x 11'2	Above 4
Grand Total:	7,436sq. ft.	Above	Primary Bedroom	19'0 x 15'0	Bsmt	Living Room	10'4 x 11'1	Above 4
Flr Area (Det'd 2nd Res):	sq. ft.	Above	Bedroom	12'0 x 12'2			x	Above 4
		Above	Bedroom	12'1 x 12'8			x	Above 4
		Above	Bedroom	13'6 x 12'0			x	Bsmt 4
		Above	Bedroom	12'1 x 12'8			x	Bsmt 4
Suite: None		Bsmt	Games Room	26'0 x 12'0			x	Bsmt 4
Basement: Separate Entry		Above	Gym	12'0 x 34'8			x	Bsmt 4

Crawl/Bsmt. Height:

of Levels: **3**

of Kitchens: **3**

of Rooms: **19**

Manuf Type:
MHR#:

Registered in MHR?:
CSA/BCE:

PAD Rental:
Maint. Fee:

ByLaw Restrictions:

Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Century 21 Coastal Realty Ltd.

Prime Government Street address, in proximity to schools, shopping, public transportation, and nestled in privacy on a spacious quarter-acre lot. Home has 10 bedrooms 11 washrooms, under construction. Sold as is where is.



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Active
R2841381
Board: V
House/Single Family

6088 DENBIGH AVENUE

Burnaby South
Forest Glen BS
V5H 3R5

Residential Detached

\$2,821,500 (LP)
(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$2,970,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **2011**
Frontage(feet): **50.00** Bathrooms: **6** Age: **13**
Frontage(metres): **15.24** Full Baths: **6** Zoning: **R4**
Depth / Size: **155** Half Baths: **0** Gross Taxes: **\$7,729.47**
Lot Area (sq.ft.): **7,750.00** Rear Yard Exp: **East** For Tax Year: **2023**
Lot Area (acres): **0.18** P.I.D.: **009-386-998** Tax Inc. Utilities?: **No**
Flood Plain: Tour: **Virtual Tour URL**
View: **:**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed, Other, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Natural Gas**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen: **Full**
Metered Water:
R.I. Plumbing:
Total Parking: **9** Covered Parking: **3** Parking Access: **Front, Rear**
Parking: **Carport; Multiple, DetachedGrge/Carport, Garage; Triple**
Driveway Finish: **Concrete**
Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **2 BLOCKS**
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **:**
Floor Finish: **Mixed, Softwood, Tile**

Legal: **LOT 5, PLAN NWP10673, DISTRICT LOT 94, GROUP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN PCL "A"(B/L43558)**

Amenities:

Site Influences: **Central Location, Cleared, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**

Features:

Finished Floor (Main):	1,720	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	0	Main	Living Room	12'0 x 12'0	Below	Bedroom	10'4 x 10'0	Floor	#Pcs
Finished Floor (AbvMain2):	0	Main	Kitchen	11'0 x 13'0	Below	Recreation Room	13'8 x 15'11	Main	3
Finished Floor (Below):	0	Main	Dining Room	12'0 x 11'2	Below	Bedroom	10'0 x 11'0	Below	3
Finished Floor (Basement):	1,840	Main	Wok Kitchen	5'0 x 8'0	Below	Bedroom	10'0 x 11'0	Main	3
		Main	Nook	11'0 x 4'8			x	Below	3
Finished Floor (Total):	3,560sq. ft.	Main	Family Room	11'0 x 17'2			x	Main	3
Unfinished Floor:	0	Main	Bedroom	13'6 x 14'6			x	Below	3
Grand Total:	3,560sq. ft.	Main	Bedroom	10'0 x 11'2			x		
		Main	Bedroom	13'8 x 10'8			x		
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Porch (enclosed)	11'0 x 21'0			x		
		Below	Bedroom	12'0 x 10'0			x		
Suite:		Below	Recreation Room	12'0 x 15'1			x		
Basement:None		Below	Bedroom	13'8 x 10'4			x		
Crawl/Bsmt. Height: # of Levels: 2					Registered in MHR?:		PAD Rental:		
# of Kitchens: 2 # of Rooms: 17					MHR#:		CSA/BCE:		
					ByLaw Restrictions:		Maint. Fee:		

Listing Broker(s): **Nu Stream Realty Inc.**

This gorgeously built 2 story house is well designed, with a nice layout and clear distinction of functionality: the three bedrooms and 3 bathrooms on the 2nd floor, among which the ensuite bathroom of the master bedroom is equipped with a jet bathtub. The large center island at the living room is perfect for entertaining. The high ceilings designed at the first-floor entrance is magnificent!The 2 independent suits at the first floor are great mortgage helpers. The house features A/C, HRV, granite entry, countertops and fireplace, coffered ceilings, crown molding, solid wood panel exterior, covered deck, 3 car garage, large, sunny and fenced backyard... and much more. A smart home one must see! Open House: 2-4 pm Saturday March 2nd 2024



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Active
R2836781
Board: V
House/Single Family

7637 SUSSEX AVENUE

Burnaby South
South Slope
V5J 3V9

Residential Detached

\$3,188,888 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$3,188,888**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2022**
Frontage(feet): **52.00** Bathrooms: **7** Age: **2**
Frontage(metres): **15.85** Full Baths: **6** Zoning: **R2**
Depth / Size: **197** Half Baths: **1** Gross Taxes: **\$7,653.14**
Lot Area (sq.ft.): **10,244.00** Rear Yard Exp: **West** For Tax Year: **2023**
Lot Area (acres): **0.24** P.I.D.: **012-424-986** Tax Inc. Utilities?: **No**
Flood Plain: Tour:
View: **Yes: CITY VIEW**
Complex/Subdiv:
First Nation Reserve:
Services Connected: **Natural Gas, Storm Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces: 1**
Fireplace Fuel: **Electric**
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

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

Total Parking: **10** Covered Parking: **2** Parking Access: **Front**
Parking: **DetachedGrge/ Carport, Garage; Double, Open**
Driveway Finish: **Paving Stone**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:
Property Disc.: **No** Land Lease Expiry Year:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 4, PLAN NWP1956, DISTRICT LOT 156, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, Garage Door Opener, Security - Roughed In, Wet Bar**

Finished Floor (Main):	1,815	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms	
Finished Floor (Above):	1,670	Above	Primary Bedroom	17'7 x 16'1	Main	Office	9'7 x 10'6	Floor	#Pcs
Finished Floor (AbvMain2):	0	Above	Walk-In Closet	11'1 x 6'10	Main	Foyer	9'3 x 26'	Main	2
Finished Floor (Below):	0	Above	Bedroom	17'7 x 14'8			x	Above	4
Finished Floor (Basement):	1,122	Above	Walk-In Closet	5'3 x 4'11	Bsmt	Recreation Room	12'4 x 19'6	Above	3
Finished Floor (Total):	4,607sq. ft.	Above	Bedroom	14'3 x 12'6	Bsmt	Bedroom	10'4 x 12'1	Above	4
Unfinished Floor:	0	Above	Bedroom	9'6 x 9'4	Bsmt	Bedroom	10'4 x 9'2	Above	5
Grand Total:	4,607sq. ft.			x	Bsmt	Living Room	15'4 x 10'11	Bsmt	3
Flr Area (Det'd 2nd Res):	sq. ft.				Bsmt	Kitchen	5'1 x 10'11	Bsmt	3
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Listing Broker(s): **Century 21 Coastal Realty Ltd.**

Beautiful BRAND NEW home on a large 10,244 sf lot in most desirable South Slope area. This stunning home has a fantastic floor plan and offers incredible Richmond city views. The main floor offers high ceiling and bright natural light brought in by large windows. Open concept main floor includes a spacious beautiful Kitchen, spice kitchen with granite countertops, nook, Office, living/dining area, Balcony, and spacious entry. Top floor has 4 BDRMS with own private baths and balcony views. House is equipped with Central AC, Security system and surround sound speakers. The Basement has a two bedroom legal suite as well as a bonus potential for another suite. Easy to show.