



Presented by:  
**Mylyne Santos PREC\***

**Mylyne & Associates**  
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**Active**  
**R3037218**  
Board: V  
House/Single Family

**4734 PARKER STREET**

Burnaby North  
Brentwood Park  
V5C 3E3

Residential Detached

**\$1,895,000** (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$1,988,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1959</b>
Frontage(feet): <b>55.00</b>	Bathrooms: <b>3</b>	Age: <b>66</b>
Frontage(metres): <b>16.76</b>	Full Baths: <b>3</b>	Zoning: <b>R1</b>
Depth / Size: <b>122</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,732.13</b>
Lot Area (sq.ft.): <b>6,710.00</b>	Rear Yard Exp:	For Tax Year: <b>2024</b>
Lot Area (acres): <b>0.15</b>	P.I.D.: <b>004-840-054</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain: <b>Yes</b>	Tour:	
View: <b>Yes: CITY VIEW</b>		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: <b>Basement Entry, Rancher/Bungalow w/Bsmt.</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>	Parking Access: <b>Front, Lane</b>
Construction: <b>Frame - Wood</b>	Parking: <b>DetachedGrge/Carport, Other</b>		
Exterior: <b>Stucco</b>	Driveway Finish:		
Foundation: <b>Concrete Perimeter</b>	Dist. to Public Transit:		
	Title to Land: <b>Freehold NonStrata</b>	Dist. to School Bus:	
Renovations: <b>Addition, Partly</b>	Reno. Year: <b>1999</b>	Land Lease Expiry Year:	
# of Fireplaces: <b>2</b>	R.I. Fireplaces:		
Fireplace Fuel: <b>Natural Gas</b>	Rain Screen:		
Fuel/Heating: <b>Forced Air, Natural Gas</b>	Metered Water:		
Outdoor Area: <b>Fenced Yard, Patio(s) &amp; Deck(s), Sundeck(s)</b>	R.I. Plumbing:		
Type of Roof: <b>Asphalt</b>	Fixtures Leased: <b>No</b>		
	Fixtures Rmvd: <b>:</b>		
	Floor Finish: <b>Hardwood, Mixed</b>		

Legal: **LOT 36, PLAN NWP19296, DISTRICT LOT 122/123, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Finished Floor (Main):	1,636	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	13'5" x 19'3"			x	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	12'2" x 9'9"			x	Main 5
Finished Floor (Below):	1,636	Main	Kitchen	16'5" x 14'0"			x	Bsmt 4
Finished Floor (Basement):	0	Main	Primary Bedroom	13'9" x 12'2"			x	Bsmt 4
Finished Floor (Total):	3,272sq. ft.	Main	Bedroom	11'3" x 8'10"			x	
Unfinished Floor:	0	Main	Bedroom	10'3" x 9'8"			x	
Grand Total:	3,272sq. ft.	Bsmt	Family Room	19'9" x 12'9"			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Bsmt	Kitchen	12'9" x 10'8"			x	
		Bsmt	Bedroom	13' x 12'			x	
		Bsmt	Bedroom	13'0" x 10'3"			x	
		Bsmt	Bedroom	13'0" x 10'0"			x	
		Bsmt	Bedroom	13'3" x 11'10"			x	
		Bsmt	Kitchen	x			x	
Suite: <b>Unauthorized Suite</b>		Manuf Type:	Registered in MHR?:	PAD Rental:				
Basement: <b>Full, Fully Finished, Separate Entry</b>		MHR#:	CSA/BCE:	Maint. Fee:				
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	ByLaw Restrictions:						
# of Kitchens: <b>3</b>	# of Rooms: <b>12</b>							

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

**COURT ORDERED SALE—SOLD AS IS WHERE IS. DUPLEX OR MULTIPLE SINGLE FAMILY DWELLINGS.** Located in beautiful Brentwood Park, this home sits on a 55 x 122 ft lot, offers 6 bdrms, 3 bths and 3 Kitchens. Newer roof, new hot-water on demand, new furnace. This residence features spacious addition on the main floor providing a sun-filled living area, and an updated kitchen. Enjoy a private south facing backyard perfect for entertaining or relaxing while taking in the view of the city sky line. Located directly across from Alpha Secondary School, close to parks, recreation and shopping at the Amazing Brentwood. OPEN HOUSE - SUN, NOV 23, FROM 2-4