



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

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**Active**  
**R3009293**  
Board: V  
House/Single Family

**7753 HAZELMERE STREET**

Burnaby South  
Burnaby Lake  
V5E 2B3

Residential Detached

**\$2,289,000** (LP)

(SP)



|   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| Sold Date:  | If new, GST/HST inc?:               | Original Price: <b>\$2,289,000</b> |
| Meas. Type: <b>Feet</b>   | Bedrooms: <b>6</b>                  | Approx. Year Built: <b>1983</b>    |
| Frontage(feet): <b>0.00</b>   | Bathrooms: <b>4</b>                 | Age: <b>42</b>                     |
| Frontage(metres):   | Full Baths: <b>3</b>                | Zoning: <b>R1</b>                  |
| Depth / Size:   | Half Baths: <b>1</b>                | Gross Taxes: <b>\$6,557.04</b>     |
| Lot Area (sq.ft.): <b>7,226.00</b>                                  | Rear Yard Exp:                      | For Tax Year: <b>2024</b>          |
| Lot Area (acres): <b>0.17</b>                                       | P.I.D.: <b>002-275-333</b>          | Tax Inc. Utilities?: <b>No</b>     |
| Flood Plain:  | Tour:                               |                                    |
| View: <b>Yes: PANORAMIC CITY &amp; MOUNTAIN</b>                     |                                     |                                    |
| Complex/Subdiv:   |                                     |                                    |
| First Nation Reserve:   |                                     |                                    |
| Services Connected: <b>Electricity, Natural Gas, Sanitary Sewer</b> |                                     |                                    |
| Sewer Type: <b>City/Municipal</b>                                   | Water Supply: <b>City/Municipal</b> |                                    |

Style of Home: **3 Storey**  
Construction: **Frame - Wood, Log**  
Exterior: **Mixed**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Electric, Wood**  
Fuel/Heating: **Baseboard**  
Outdoor Area: **Sundeck(s)**  
Type of Roof: **Asphalt**

Reno. Year: **2022**  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:  
Parking: **Garage; Double**  
Driveway Finish:  
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: **Mixed**

Legal: **LOT 423 DISTRICT LOT 87 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 62333**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby**

Features:

| Finished Floor (Main):           | 1,590        | Floor | Type            | Dimensions   | Floor | Type            | Dimensions  | Bathrooms  |
|----------------------------------|--------------|-------|-----------------|--------------|-------|-----------------|-------------|------------|
| Finished Floor (Above):          | 1,146        | Main  | Living Room     | 15'3 x 29'9  | Bsmt  | Bedroom         | 14'2 x 11'9 | Floor #Pcs |
| Finished Floor (AbvMain2):       | 0            | Main  | Foyer           | 12'1 x 14'5  | Bsmt  | Den             | 14'7 x 11'8 | Main 2     |
| Finished Floor (Below):          | 0            | Main  | Dining Room     | 15'3 x 11'7  | Bsmt  | Recreation Room | 10'11 x 8'8 | Above 3    |
| Finished Floor (Basement):       | 1,590        | Main  | Kitchen         | 19'3 x 11'7  | Bsmt  | Flex Room       | 21'1 x 14'7 | Above 4    |
| Finished Floor (Total):          | 4,326sq. ft. | Main  | Nook            | 8'3 x 13'3   |       |                 | x           | Below 3    |
| Unfinished Floor:                | 0            | Main  | Family Room     | 15'10 x 11'1 |       |                 | x           |            |
| Grand Total:                     | 4,326sq. ft. | Main  | Bedroom         | 11'2 x 11'4  |       |                 | x           |            |
| Flr Area (Det'd 2nd Res):        | sq. ft.      | Above | Primary Bedroom | 13'1 x 12'11 |       |                 | x           |            |
| Suite: <b>Unauthorized Suite</b> |              | Above | Bedroom         | 10'10 x 11'8 |       |                 | x           |            |
| Basement: <b>Full</b>            |              | Above | Bedroom         | 12'2 x 11'4  |       |                 | x           |            |
|                                  |              | Above | Bedroom         | 12'4 x 10'2  |       |                 | x           |            |
|                                  |              | Bsmt  | Living Room     | 19'1 x 12'10 |       |                 | x           |            |
|                                  |              | Bsmt  | Flex Room       | 9' x 11'9    |       |                 | x           |            |

Crawl/Bsmt. Height: # of Levels: **3**  
# of Kitchens: **1** # of Rooms: **17**

Manuf Type: Registered in MHR?: PAD Rental:  
MHR#: CSA/BCE: Maint. Fee:  
ByLaw Restrictions:

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

**Situated in the desirable Burnaby Lake area, this home offers a spacious and functional layout. The main level features a vaulted foyer, generous living and family rooms, a bright kitchen with a large island, and the convenience of a bedroom on the main floor—ideal for guests or multigenerational living. Upstairs offers four well-sized bedrooms, while the basement includes a separate one-bedroom suite with its own entrance. Enjoy views of the city and mountains from the back deck. Home has been updated over the years to include: new windows, interior doors, lighting, bathrooms, fresh paint, and more.**