



Presented by:
Mylyne Santos PREC*

Mylyne & Associates
Stonehaus Realty Corp.
Phone: 604-723-2000
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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' x12' | | | x | Floor | #Pcs |
| Finished Floor (AbvMain2): | 800 | Main | Bedroom | 10' x9' | | | x | Main | 4 |
| Finished Floor (Below): | 0 | Main | Kitchen | 8' x12' | | | x | Below | 4 |
| Finished Floor (Basement): | 0 | Below | Bedroom | 8' x9' | | | x | | |
| Finished Floor (Total): | 1,700sq. ft. | Below | Bedroom | 10' x9' | | | x | | |
| Unfinished Floor: | 0 | Below | Kitchen | 9' x9' | | | x | | |
| Grand Total: | 1,700sq. ft. | | | x | | | x | | |
| | | | | x | | | x | | |
| Flr Area (Det'd 2nd Res): | sq. ft. | | | x | | | x | | |
| | | | | x | | | x | | |
| Suite: Other | | | | x | | | x | | |
| Basement:Unfinished | | | | x | | | x | | |
| | | | | x | | | x | | |
| Crawl/Bsmt. Height: | # of Levels: 2 | Manuf Type: | Registered in MHR?: | | PAD Rental: | | | | |
| # of Kitchens: 2 | # of Rooms: 6 | MHR#: | CSA/BCE: | | Maint. Fee: | | | | |
| 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. . Great opportunity for owner-users, investors for future assembly, and developers. Court date March 8th 2024. Call Listing agent for details.



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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:
Title to Land: **Freehold NonStrata**
Property Disc.: **No**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:
Dist. to School Bus:
Land Lease Expiry Year:

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 |
| | | Bsmt | Games Room | 26'0 x 12'0 | | | x | Bsmt 4 |
| | | Above | Gym | 12'0 x 34'8 | | | x | Bsmt 4 |

Suite: **None**
Basement: **Separate Entry**

Crawl/Bsmt. Height: # of Levels: **3**
of Kitchens: **3** # of Rooms: **19**

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

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 |
| | | Main | Living Room | 14'2 x 17'2 | | | x | | |
| | | Main | Dining Room | 16'4 x 10'2 | | | x | | |
| | | Main | Kitchen | 11'5 x 15'6 | | | x | | |
| | | Main | Nook | 10'11 x 7'4 | | | x | | |
| | | Main | Family Room | 22'10 x 20'1 | | | x | | |
| | | Main | Wok Kitchen | 10'6 x 5'5 | | | x | | |
| Suite: Legal Suite | | Manuf Type: Registered in MHR?: PAD Rental: MHR#: CSA/BCE: Maint. Fee: | | | | | | | |
| Basement: Full, Fully Finished, Separate Entry | | | | | | | | | |
| Crawl/Bsmt. Height: | # of Levels: 3 | ByLaw Restrictions: | | | | | | | |
| # of Kitchens: 3 | # of Rooms: 19 | | | | | | | | |

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.