



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2187663

Board: V
House/Single Family

4126 RUMBLE STREET

Burnaby South
South Slope
V5J 1Z8

Residential Detached

\$1,250,000 (LP)

(SP)



Sold Date:	Frontage (feet):	54.00	Original Price: \$1,350,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1961
Depth / Size: 132	Bathrooms:	2	Age: 56
Lot Area (sq.ft.): 7,128.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,034.00
Rear Yard Exp: South			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-887-568
			Tour:

View: **Yes: Expansive South Slope View**

Complex / Subdiv: **South Slope**

Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **1**

Total Parking: **5** Covered Parking: **2** Parking Access: **Rear**
Parking: **Carpport; Multiple, Open, RV Parking Avail.**

Dist. to Public Transit: **1 BLK** Dist. to School Bus: **3 BLK**
Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Mixed**

Legal: **PL NWP13305 LT 22 BLK 13 DL 156 LD 36**

Amenities: **Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16'3 x 13'6	Bsmt	Other	11'2 x 9'2			x
Main	Dining Room	11'2 x 6'11			x			x
Main	Kitchen	10'9 x 10'1			x			x
Main	Master Bedroom	12'10 x 11'5			x			x
Main	Bedroom	13'5 x 9'			x			x
Main	Foyer	15'4 x 6'			x			x
Main	Other	14'9 x 14'2			x			x
Bsmt	Recreation	28' x 15'8			x			x
Bsmt	Bedroom	14'7 x 13'1			x			x
Bsmt	Laundry	15'1 x 7'4			x			x

Finished Floor (Main): 1,074	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	4	No	Workshop/Shed:
Finished Floor (Basement): 1,041	Suite:	3				Pool:
Finished Floor (Total): 2,115 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 1 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished, Unfinished	6				
Grand Total: 2,115 sq. ft.		7				
		8				

Listing Broker(s): **KellerWilliamsRealtyVanCentral**

Sunny South Slope house with sweeping views. This 3 bedroom, 2 bathroom well maintained home, lot & location is what everyone is looking for. Large south facing 22 ft. by 12 ft. deck and 14 ft. by 14'9 ft. enclosed sunroom. Impressive 54 by 132 foot lot situated in one of the South Slopes top neighbourhoods. Just minutes to fine schools, Metrotown, Crystal Mall, T&T, transit & parks. Perfectly positioned on the Slope, this lot provides the best overall views of the Fraser Delta, Olympic Peninsula & Vancouver Island.



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**Active**
R2210958Board: V
House/Single Family**8065 16TH AVENUE**Burnaby East
East Burnaby
V3N 1R6

Residential Detached

\$1,250,000 (LP)

(SP)

Sold Date:
Meas. Type: **Feet**
Depth / Size: **137**
Lot Area (sq.ft.): **4,521.00**
Flood Plain:
Rear Yard Exp: **North**
Council Apprv?:
If new, GST/HST inc?:Frontage (feet): **33.00**
Bedrooms: **6**
Bathrooms: **4**
Full Baths: **3**
Half Baths: **1**
Original Price: **\$1,250,000**
Approx. Year Built: **1980**
Age: **37**
Zoning: **R5**
Gross Taxes: **\$5,168.55**
For Tax Year: **2017**
Tax Inc. Utilities?: **No**
P.I.D.: **002-961-474**
Tour:View: :
Complex / Subdiv:Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water**Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Sundeck(s)**
Type of Roof: **Tar & Gravel**Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:Total Parking: **4** Covered Parking: **1** Parking Access: **Rear**
Parking: **Carport; Single, Open, Tandem Parking**Dist. to Public Transit: **2 BLOCKS** Dist. to School Bus: **1 BLOCK**
Title to Land: **Freehold NonStrata**Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish:Legal: **PL NWP1077 LT 39 BLK 19 DL 27 LD 36 GROUP 1.**Amenities: **None**Site Influences: **Central Location, Greenbelt, Recreation Nearby, Shopping Nearby**
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 12'	Below	Bedroom	11' x 14'			x
Main	Dining Room	10' x 10'	Below	Bedroom	12' x 13'			x
Main	Kitchen	10' x 9'	Below	Laundry	6' x 4'			x
Main	Eating Area	10' x 9'			x			x
Main	Master Bedroom	15' x 12'			x			x
Main	Bedroom	10' x 9'			x			x
Main	Bedroom	10' x 12'			x			x
Below	Living Room	17' x 12'			x			x
Below	Kitchen	12' x 9'			x			
Below	Bedroom	11' x 9'			x			

Finished Floor (Main): **1,275**
Finished Floor (Above): **0**
Finished Floor (Below): **1,188**
Finished Floor (Basement): **0**
Finished Floor (Total): **2,463 sq. ft.**

Unfinished Floor: **0**
Grand Total: **2,463 sq. ft.**# of Rooms: **13**
of Kitchens: **2**
of Levels: **2**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **6**
Basement: **None**Bath
1 **Main** **4** **Yes**
2 **Main** **2** **No**
3 **Below** **4** **No**
4 **Below** **3** **No**
5
6
7
8Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:Listing Broker(s): **One Percent Realty Ltd.****Investor, Builder Alert! First time in decades on the market! Look here @@ 1980 home on 33 x 137 level lot R5 zoning with laneway in prime Burnaby location surrounded by many newer and larger homes! Featuring 6 bedrooms and 3.5 bathrooms over 2 levels. Hold this property as an investment, live upstairs & rent below or build your dream house of almost 2800 sq. ft. with legal suite. Walking distance to Second Elementary, Cariboo Hill Secondary, Robert Burnaby Park and bus stops. To be sold in "As Is" condition. Open House Sunday October 9th from 2-4 pm.**



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Active
R2193806

Board: V
House/Single Family

33 HOWARD AVENUE

Burnaby North
Capitol Hill BN
V5B 3P3

Residential Detached

\$1,298,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,298,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1965
Depth / Size: 122	Bathrooms:	2	Age: 52
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,844.86
Rear Yard Exp: Southwest			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-408-787
			Tour:

View: **Yes: WEST-DOWNTOWN AND SOUTH**
Complex / Subdiv:
Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **2** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Carport; Single**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus: **1 BLK**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL NWP4953 LT 26 BLK 70 DL 189 LD 36**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **Clothes Washer/Dryer, Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'0 x 14'0			x			x
Main	Dining Room	10' x 10'			x			x
Main	Kitchen	15' x 10'0			x			x
Main	Master Bedroom	12'0 x 12'			x			x
Main	Bedroom	10'0 x 10'0			x			x
Main	Bedroom	10'0 x 10'0			x			x
Below	Family Room	17' x 13'			x			x
Below	Recreation	20' x 13'			x			x
Below	Bedroom	12' x 10'			x			
Below	Bedroom	12' x 11'			x			

Finished Floor (Main):	1,250	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,250	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3				Pool:
Finished Floor (Total):	2,500 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 5	5				Door Height:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	2,500 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage West R.E.S.**

View! View! View! First time on the market, this one owner home is located in Burnaby's prime area of Capitol Hill. This home features 5 bedrooms, 2 bathrooms, newer hot water tank and furnace, double glazed windows in 2002, pristine hardwood floors under the carpets, 2 fireplaces, easily suitable with separate entrance, wet bar, and lots of windows. This solid home sits on a 33 by 122 lot with lane access. New build will create gorgeous views to south, west and north. Call Moez.



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**Active**
R2209484Board: V
House/Single Family**4241 UNION STREET**Burnaby North
Willingdon Heights
V5C 2X3

Residential Detached

\$1,299,999 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,299,999
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1951
Depth / Size: 122	Bathrooms:	2	Age: 66
Lot Area (sq.ft.): 4,026.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,936.11
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-605-422
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Community**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Glass, Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access: **Front**
 Parking: **Other**
 Dist. to Public Transit: **2 B** Dist. to School Bus: **2 B**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP1054 LT 27 BLK 23 DL 121 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6 x 15'			x			x
Main	Dining Room	10'11 x 8'8			x			x
Main	Kitchen	14'5 x 8'5			x			x
Main	Eating Area	10'5 x 5'1			x			x
Main	Master Bedroom	12'2 x 11'2			x			x
Main	Bedroom	11'3 x 10'6			x			x
Bsmt	Recreation	10'5 x 14'9			x			x
Bsmt	Dining Room	10'5 x 8'10			x			x
Bsmt	Kitchen	5'11 x 13'7			x			
Bsmt	Bedroom	10'5 x 11'1			x			

Finished Floor (Main): **1,014**
 Finished Floor (Above): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **984**
 Finished Floor (Total): **1,998 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **1,998 sq. ft.**

of Rooms: **10**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **1** Beds not in Basement: **2**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **RE/MAX Central**

Welcome to this cozy two-level 3 bedroom, 2 bathroom home in move-in condition in North Burnaby. Located on a quiet street and a few blocks from grocery stores, banks, shopping and dining on Hastings Street in the Heights. Close proximity to Confederation Park, McGill Public Library, Eileen Dailly Pool and a short drive to Brentwood Mall. Couple blocks from public transport and schools in proximity include Kitchener Elementary, Alpha Secondary and a bus ride to SFU. GRAND OPEN Oct 7, 2-4pm



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Keller Williams Black Diamond

Phone: 604-765-1490

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vancouverinvestor@gmail.com



Active
R2204911

Board: V
House/Single Family

3912 NAPIER STREET

Burnaby North
Willingdon Heights
V5C 3E9

Residential Detached

\$1,399,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,449,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1949
Depth / Size: 122	Bathrooms:	2	Age: 68
Lot Area (sq.ft.): 6,100.00	Full Baths:	1	Zoning: R5
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,556.16
Rear Yard Exp: South			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-046-094
			Tour:

View: **Yes: SOUTHERN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **Rancher/Bungalow**
Construction: **Frame - Wood**
Exterior: **Mixed, Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **3** Parking Access:
Parking: **Open**
Dist. to Public Transit: **2 BLKS** Dist. to School Bus: **3 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Mixed**

Legal: **PL NWP1222 LT 3 BLK 22 DL 117 LD 36**

Amenities:

Site Influences: **Central Location, Lane Access, Shopping Nearby**
Features: **Clothes Washer/Dryer, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Family Room	12' x 8'			x			x
Main	Kitchen	10' x 10'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Bedroom	10' x 10'			x			x
Below	Recreation	25' x 13'			x			x
Below	Laundry	12' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 920	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below): 892	# of Levels: 2	2	Below	2	No	Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,812 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0 Beds not in Basement: 2	5				Door Height:
Unfinished Floor: 0	Basement: Fully Finished	6				
Grand Total: 1,812 sq. ft.		7				
		8				

Listing Broker(s): **RE/MAX Central**

Sutton Centre Realty

Prime 50 x 122 (6100SF) R5 building lot with lane access and gorgeous southern views. Excellent location offers the convenience of being able to walk to all of our favourite little shops and cafes in the Vancouver heights, Brentwood Mall, bus, both levels of school, Solo District shops plus all of your favourite trendy restaurants along Brentwoods' Lougheed Corridor. Driving is only 3 mins to Highway 1, 5 mins to BCIT, 10 mins to Metrotown and 15-20 Mins to Downtown. This is the perfect family location. Come build your dream home today!!!



Presented by:

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Keller Williams Black Diamond

Phone: 604-765-1490

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vancouverinvestor@gmail.com



Active
R2211334

Board: V
House/Single Family

9510 SULLIVAN STREET

Burnaby North
Sullivan Heights
V3J 1H7

Residential Detached

\$1,418,000 (LP)

(SP)



Sold Date: _____ Frontage (feet): **69.40** Original Price: **\$1,418,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1980**
 Depth / Size: **122** Bathrooms: **3** Age: **37**
 Lot Area (sq.ft.): **8,466.80** Full Baths: **2** Zoning: **R2**
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$5,550.07**
 Rear Yard Exp: **South** For Tax Year: **2017**
 Council Apprv?: _____ Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: **No** P.I.D.: **002-761-122**
 Tour: _____

View: **Yes: greenbelt/park**
 Complex / Subdiv: **Sullivan Heights**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **1 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Aluminum, Brick, Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen: _____
 Renovations: _____
 # of Fireplaces: **2**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Metal**

Reno. Year: _____
 R.I. Plumbing: _____
 R.I. Fireplaces: _____

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Single**

Dist. to Public Transit: _____ Dist. to School Bus: _____
 Title to Land: **Freehold NonStrata**

Property Disc.: **No**
 PAD Rental: _____
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed**

Legal: **PL NWP748 LT 22 DL 6 LD 36**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Greenbelt, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6' x 4'	Main	Other	20'6" x 11'10"			x
Main	Living Room	18'10" x 13'8"	Bsmt	Recreation	18'5" x 12'10"			x
Main	Dining Room	12'4" x 9'11"	Bsmt	Recreation	12' x 11'5"			x
Main	Kitchen	14'5" x 11'11"	Bsmt	Laundry	14' x 12'3"			x
Main	Porch (enclosed)	6'10" x 3'7"	Bsmt	Bedroom	12'11" x 9'10"			x
Main	Patio	23'11" x 9'6"	Bsmt	Workshop	11'1" x 5'2"			x
Main	Master Bedroom	13'3" x 11'11"			x			x
Main	Walk-In Closet	5'7" x 4'2"			x			x
Main	Bedroom	13'11" x 9'10"			x			
Main	Bedroom	10'9" x 10'			x			

Finished Floor (Main):	1,346	# of Rooms:	16	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes			Workshop/Shed:
Finished Floor (Basement):	1,004	Suite:	None	3	Bsmt	3	No			Pool:
Finished Floor (Total):	2,350 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz: 20'6"X11'1"
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5						Door Height:
Grand Total:	2,350 sq. ft.	Basement: Full, Separate Entry		6						
				7						
				8						

Listing Broker(s): **Engel & Volkers Vancouver**

Engel & Volkers Vancouver

Solid custom built home in 1980 in beautiful Sullivan Heights. Close to Coquitlam Centre, easy access to highway and SkyTrain. Large 8,467 sqft South facing property that backs on greenbelt & park. With just a little updating this can be someone's home and sanctuary for many years to come or build new - your choice. Open House Sat, Oct 7th & Sun, Oct 8th 2 to 4pm.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

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vancouverinvestor@gmail.com



Active
R2207939

Board: V
House/Single Family

5745 FOREST STREET

Burnaby South
Deer Lake Place
V5G 1X5

Residential Detached

\$1,438,000 (LP)

(SP)



Sold Date:	Frontage (feet):	80.00	Original Price: \$1,438,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1969
Depth / Size: 90	Bathrooms:	3	Age: 48
Lot Area (sq.ft.): 7,200.00	Full Baths:	2	Zoning: R2
Flood Plain: No	Half Baths:	1	Gross Taxes: \$5,800.63
Rear Yard Exp: Northwest			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 003-269-914
			Tour: Virtual Tour URL

View: **No :**
Complex / Subdiv: **DEER LAKE PLACE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Torch-On**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**
Dist. to Public Transit: **1 BLK** Dist. to School Bus: **2 BLKS**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish:

Legal: **LOT 129 DL 80 FRP 1 NWD PL 34307**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	16' x 20'	Bsmt	Recreation	17' x 14'			x
Main	Dining Room	9'10 x 9'10	Bsmt	Laundry	13'9 x 13'6			x
Main	Kitchen	11' x 8'7			x			x
Main	Eating Area	9'3 x 8'6			x			x
Main	Master Bedroom	13'5 x 12'			x			x
Main	Bedroom	10'10 x 9'10			x			x
Main	Bedroom	11' x 9'10			x			x
Bsmt	Bedroom	12' x 10'6			x			x
Bsmt	Foyer	10' x 12'			x			
Bsmt	Living Room	17' x 14'			x			

Finished Floor (Main):	1,373	# of Rooms:	12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,373	# of Kitchens:	1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	None	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,746 sq. ft.	Crawl/Bsmt. Height:		4	Above			Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1	Beds not in Basement: 3	5				Door Height:
Grand Total:	2,746 sq. ft.	Basement: Full, Partly Finished		6				
				7				
				8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

Prestigious Deer Lake Place. One bus to Metrotown Mall, Brentwood Mall, S.F.U. 1.5 blocks to Burnaby Central High, blocks to elementary schools. Spanish Classic with 2 year old torch on roof, 2 year old high efficient furnace. Original Owner good bones with lots of potential in undeveloped area in basement. Plank style hardwood floors, entertainment sized living room with fireplace adjoining a formal dining room which offers sliding door access to covered front porch. Separate eating area in kitchen which has access to large deck above garage. Down has finished rec. room with fireplace and a 4th bedroom and a third bath. Eighty foot lot frontage.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2204227Board: V
House/Single Family**2130 JORDAN DRIVE**

Burnaby North

Parkcrest

V5B 4E8

Residential Detached

\$1,439,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$1,479,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1966
Depth / Size: IRR	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 7,039.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,814.40
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-747-688
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Storm Sewer**Style of Home: **2 Storey, Split Entry**Construction: **Frame - Wood**Exterior: **Wood**Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **1**Fireplace Fuel: **Gas - Natural**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air**Outdoor Area: **Balcny(s) Patio(s) Dck(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**
Parking: **Carport; Single**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No** :Fixtures Rmvd: **No** :Floor Finish: **Mixed**Legal: **PL NWP27789 LT 146 DL 131 LD 36 GROUP 1.**Amenities: **Green House**Site Influences: **Central Location, Private Setting**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'4 x 14'1	Below	Workshop	11'2 x 9'1			x
Main	Master Bedroom	11'7 x 12'11			x			x
Main	Bedroom	11'4 x 9'7			x			x
Main	Kitchen	9'8 x 10'8			x			x
Main	Eating Area	8'5 x 5'5			x			x
Main	Dining Room	11'4 x 10'4			x			x
Below	Living Room	23'7 x 13'5			x			x
Below	Kitchen	13'5 x 8'3			x			x
Below	Recreation	20'5 x 10'8			x			
Below	Bedroom	13'7 x 12'6			x			

Finished Floor (Main): **1,237**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,237**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,474 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **2,474 sq. ft.**

of Rooms: **11**
 # of Kitchens: **2**
 # of Levels: **2**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	No
2	Below	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Oakwyn Realty Ltd.**

Welcome to a private 3 bed, 2 bath 2-level home on the desired and whisper quiet Jordan Drive in Parkcrest. On a 7039 sq ft level lot, the possibilities are endless. Build, invest, or simply live-in. Up, you'll find 2 bdrms, a huge LR and open kitchen. The dining room opens onto the large patio with retractable awning. Original hardwood flooring upstairs is in great condition. Down, you'll find a full-height 1 bdrm suite with separate entrance. You could easily make it a 2 bdrm suite. The backyard is private and serene with a creek running by the back of the lot. Just a 10 min walk to skytrain! Bonuses: Double-pane windows upstairs (2000), hot water tank (2015), furnace (2007), tons of cabinetry, natural light, and storage. OPEN HOUSE Saturday October 7, 2-4 PM.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2203651Board: V
House/Single Family**3045 GREENWOOD PLACE**Burnaby North
Montecito
V5A 2Y3

Residential Detached

\$1,488,000 (LP)

(SP)



Sold Date:	Frontage (feet):	93.00	Original Price: \$1,488,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1968
Depth / Size: Irregular	Bathrooms:	4	Age: 49
Lot Area (sq.ft.): 8,401.00	Full Baths:	3	Zoning: R2
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,511.15
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 006-902-758
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Reno. Year: **9999**
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Side**
 Parking: **Carport; Multiple**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP33594 LT 53 DL 59 LD 36**Amenities: **Garden, In Suite Laundry, Storage**Site Influences: **Cul-de-Sac, Private Yard, Shopping Nearby**Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'4 x 13'7	Below	Bedroom	11'1 x 10'1			x
Main	Dining Room	10'6 x 10'1	Below	Bedroom	15'2 x 10'10			x
Main	Kitchen	10'2 x 7'2	Below	Bedroom	11'9 x 10'7			x
Main	Eating Area	10'2 x 7'2	Below	Laundry	12'9 x 10'7			x
Main	Master Bedroom	13'1 x 10'2	Below	Mud Room	10'10 x 5'5			x
Main	Bedroom	10'2 x 10'1	Below	Storage	26'8 x 7'8			x
Main	Bedroom	10'1 x 9'8						x
Main	Den	18'2 x 8'4						x
Main	Family Room	18'10 x 7'6						
Below	Living Room	19'4 x 12'7						

Finished Floor (Main): **1,598**
 Finished Floor (Above): **0**
 Finished Floor (Below): **1,228**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,826 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **Other**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **6**
 Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	3	Yes
2	Main	4	No
3	Below	2	No
4	Below	3	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Unfinished Floor: **0**
 Grand Total: **2,826 sq. ft.**

Listing Broker(s): **RE/MAX Real Estate Services**

Situated in a CUL-DE-SAC in prime MONTECITO with easy access to Lougheed Highway and the SKY TRAIN. Huge CORNER LOT approximately over 8,000 square feet. This home though mostly in original condition has had UPDATES and additions throughout the years. There is a total of 6 BEDROOMS with 3 on the upper level and another 3 more below. Some Hardwood Floors on the main, two fireplaces and ample parking. LOTS OF SPACE on this one with enclosures convertible to Family room, Recreation room, Games or More guest bedrooms. Yes, it will easily accommodate a very large family.



Presented by:

Thane Lanz

Keller Williams Black Diamond
Phone: 604-765-1490
www.thanelanz.com
vancouverinvestor@gmail.com



Active
R2181445
Board: V
House/Single Family

3951 PANDORA STREET

Burnaby North
Vancouver Heights
V5C 2A8

Residential Detached

\$1,499,999 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,650,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1918
Depth / Size: 122	Bathrooms:	2	Age: 99
Lot Area (sq.ft.): 6,100.00	Full Baths:	2	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$5,764.28
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 002-485-664
			Tour:

View: **Yes: NORTH SHORE MOUNTAINS**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Hardi Plank, Stucco, Vinyl**
Foundation: **Concrete Slab**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Hot Water**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
Parking: **Garage; Double, Other**

Dist. to Public Transit: Dist. to School Bus:
Title to Land: **Other**

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Wall/Wall/Mixed**

Legal: **PL NWP1124 LT 17 BLK 6 DL 186 LD 36 GR 1**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Above	Master Bedroom	13' x 18'	Bsmt	Other	6' x 6'			x
Above	Bedroom	10' x 12'			x			x
Above	Bedroom	15' x 8'5			x			x
Main	Kitchen	16'5 x 9'5			x			x
Main	Living Room	15' x 12'			x			x
Main	Dining Room	13' x 12'			x			x
Bsmt	Living Room	17' x 9'			x			x
Bsmt	Laundry	4' x 4'			x			x
Bsmt	Bedroom	10' x 9'			x			x
Bsmt	Kitchen	9' x 9'			x			x

Finished Floor (Main): **639**
Finished Floor (Above): **455**
Finished Floor (Below): **0**
Finished Floor (Basement): **597**
Finished Floor (Total): **1,691 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,691 sq. ft.**

of Rooms: **11**
of Kitchens: **2**
of Levels: **3**
Suite: **Unauthorized Suite**
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Fully Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Above	4	No
2	Bsmt	4	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Sutton Centre Realty**

BUILDERS AND INVESTORS ALERT. Renovated 3 bedroom, 2 level home, with a 1 bedroom basement suite located in "The Heights", beautiful views of the North Shore mountains, private fenced back yard, detached double car garage, crown moldings throughout the living area, new thermal break windows and trim for the entire home, new interior paint and new carpet throughout. Kitchen has been totally renovated as well. Whole house has been rewired, drain tile redone, house is very well insulated. Conveniently located within walking distance of Burnaby's vibrant East Hastings street with many grocery stores, restaurants, unique shops and services. Open House on Saturday & Sunday, September 16th & 17th from 2-4 pm.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2192674Board: V
House/Single Family**6235 HALIFAX STREET**Burnaby North
Parkcrest
V5B 2P7

Residential Detached

\$1,568,000 (LP)

(SP)



Sold Date:	Frontage (feet):	67.00	Original Price: \$1,568,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1955
Depth / Size: 121	Bathrooms:	2	Age: 62
Lot Area (sq.ft.): 8,107.00	Full Baths:	2	Zoning: R4
Flood Plain:	Half Baths:	0	Gross Taxes: \$4,900.35
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-993-562
			Tour:

View: **No :**
 Complex / Subdiv: **PARKCREST**
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Fenced Yard**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP41550 LT 281 DL 129 LD 36**

Amenities:

Site Influences:

Features: **Microwave, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'5 x 13'6	Above	Kitchen	13' x 8'			x
Main	Kitchen	15'8 x 11'7	Above	Nook	4'3 x 7'			x
Main	Dining Room	11'7 x 12'8			x			x
Main	Bedroom	12' x 9'2			x			x
Main	Bedroom	13' x 9'3			x			x
Main	Master Bedroom	12'2 x 13'8			x			x
Above	Recreation	34'8 x 13'3			x			x
Above	Bedroom	16'8 x 10'6			x			x
Above	Bedroom	10'3 x 11'2			x			
Above	Bedroom	14'7 x 12'			x			

Finished Floor (Main):	1,500	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Below	3	No	Workshop/Shed:
Finished Floor (Basement):	1,500	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	3,000 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	3,000 sq. ft.		7				
			8				

Listing Broker(s): **Macdonald Realty**

Spacious lot in the sought after Parkcrest Community of North Burnaby. Great location. Easy access to transit, Holdom Skytrain a short walk away. Multiple groceries, restaurants, businesses within a short distance. Close to elementary & secondary schools. Convenient access to post secondary institutions. Multiple parks in the area. Oil tank removal certificate available. Showing Saturday - by appointment only July 29th, 2-4pm.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2155010

Board: V
House/Single Family

8007 BRADLEY AVENUE

Burnaby South
South Slope
V5J 3T9

Residential Detached

\$1,590,000 (LP)

(SP)



Sold Date:	Frontage (feet):	51.00	Original Price: \$1,680,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1954
Depth / Size: 171	Bathrooms:	2	Age: 63
Lot Area (sq.ft.): 8,721.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,364.28
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-770-270
			Tour:

View: **Yes: partly richmond city view**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations:

of Fireplaces: **2**

Fireplace Fuel: **Wood**

Water Supply: **City/Municipal**

Fuel/Heating: **Forced Air**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **3** Covered Parking: **1** Parking Access: **Rear**
Parking: **Add. Parking Avail., Carport; Single**

Dist. to Public Transit:

Dist. to School Bus:

Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **:**

Floor Finish: **Laminate, Mixed**

Legal: **PL NWP15199 LT 11 DL 156 LD 36 71.47 20141955R2**

Amenities:

Site Influences: **Lane Access**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 18'			x			x
Main	Dining Room	11' x 10'			x			x
Main	Kitchen	14' x 9'2			x			x
Main	Master Bedroom	13' x 12'			x			x
Main	Bedroom	12'1 x 10'			x			x
Main	Bedroom	12' x 9'			x			x
Bsmt	Family Room	17' x 13'			x			x
Bsmt	Kitchen	12' x 8'			x			x
Main	Den	8' x 8'			x			x
		x			x			x

Finished Floor (Main): **1,252**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **745**
Finished Floor (Total): **1,997 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,997 sq. ft.**

of Rooms: **9**
of Kitchens: **2**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **3**
Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Bsmt	3	No
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Door Height:

Listing Broker(s): **Regent Park Fairchild Rlty Inc**

South Slope area. Great Richmond and Delta view. 51x171 8721 sf rectangle lot with back lane. Solid 3 bedrooms on main and 1 bedroom suite down. Recently updated with 1 year old double glazed windows, painting, laminate flooring, etc. Great holding property or build your dream home.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2189552Board: V
House/Single Family**11 GLYNDE AVENUE**Burnaby North
Capitol Hill BN
V5B 3J3

Residential Detached

\$1,638,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$1,638,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1976
Depth / Size: 122	Bathrooms:	3	Age: 41
Lot Area (sq.ft.): 4,026.00	Full Baths:	3	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,279.74
Rear Yard Exp: West			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 012-153-737
			Tour: Virtual Tour URL

View: **Yes: Ocean, Downtown, Mountains**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **4 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces: **0**

Total Parking: **3** Covered Parking: **1** Parking Access:
 Parking: **Add. Parking Avail., Garage, Single**

Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **PL NWP4953 LT 19 BLK 66 DL 189 LD 36**

Amenities:

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Free Stand F/P or Wdstove, Garage Door Opener, Swimming Pool Equip., Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Bsmt	Foyer	11'3 x 13'4	Below	Recreation	24' x 19'1			x
Bsmt	Family Room	16'7 x 17'4	Below	Kitchen	9'7 x 12'6			x
Bsmt	Other	9'8 x 21'3	Below	Pantry	8'9 x 5'2			x
Bsmt	Other	7'11 x 3'6	Below	Other	11'4 x 10'10			x
Main	Kitchen	11'10 x 12'6	Above	Bedroom	19'2 x 12'5			x
Main	Dining Room	13' x 17'	Above	Walk-In Closet	4'6 x 8'1			x
Main	Eating Area	9'10 x 19'8			x			x
Main	Living Room	14'7 x 19'4			x			x
Main	Master Bedroom	13'3 x 10'4			x			
Main	Bedroom	11'6 x 10'4			x			

Finished Floor (Main): **1,309**
 Finished Floor (Above): **388**
 Finished Floor (Below): **789**
 Finished Floor (Basement): **773**
 Finished Floor (Total): **3,259 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **3,259 sq. ft.**

of Rooms: **16**
 # of Kitchens: **2**
 # of Levels: **4**
 Suite:
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **3**
 Basement: **Full**

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	Yes
2	Above	4	Yes
3	Below	4	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Macdonald Realty****Macdonald Realty**

Mesmerizing 360° VIEWS! Build your dream home and enjoy FOREVER Ocean, Downtown and the North Shore Mountains VIEWS! Update this home with your personal touches and maintain 3,200 Sq. Ft. of the existing living area. Current building regulations would allow you to build up to 60% of lot size on a similar Capitol Hill property. Imagine your summer entertaining with your backyard pool! Great family location with good public, independent, and private schools close to your home. This home is located in "park heaven" with 9 parks nearby, close to transit and a short 10 km driving distance to Downtown Vancouver!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2208239Board: V
House/Single Family**4450 BRIARWOOD CRESCENT**Burnaby South
Garden Village
V5G 2M6

Residential Detached

\$1,668,000 (LP)

(SP)



Sold Date:	Frontage (feet):	61.00	Original Price: \$1,668,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1954
Depth / Size: 111	Bathrooms:	2	Age: 63
Lot Area (sq.ft.): 6,757.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,315.19
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?: No			P.I.D.: 009-910-344
			Tour:

View: **Yes: NORTH MOUNTAIN VIEW**Complex / Subdiv: **Garden Village**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**Style of Home: **Rancher/Bungalow w/Bsmt.**Construction: **Concrete**Exterior: **Mixed, Stucco, Wood**Foundation: **Concrete Perimeter**Rain Screen: **No**

Renovations:

of Fireplaces: **2**Fireplace Fuel: **Gas - Natural, Wood**Water Supply: **City/Municipal**Fuel/Heating: **Forced Air**Outdoor Area: **Patio(s)**Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing: **No**R.I. Fireplaces: **0**Total Parking: **1** Covered Parking: **1** Parking Access: **Lane, Rear**
Parking: **Carport; Single**Dist. to Public Transit: **1 BLCK**Dist. to School Bus: **4 BLCKS**Title to Land: **Freehold NonStrata**Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**Fixtures Rmvd: **No**Floor Finish: **Mixed**Legal: **PL NWP14245 LT 9 BLK 9 DL 34 LD 36**Amenities: **None**Site Influences: **Central Location, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 18'	Below	Bedroom	9' x 10'			x
Main	Kitchen	15' x 15'	Below	Workshop	12' x 27'			x
Main	Dining Room	12' x 12'			x			x
Main	Foyer	6' x 9'			x			x
Main	Master Bedroom	11' x 12'			x			x
Main	Bedroom	9' x 12'			x			x
Main	Bedroom	9' x 11'			x			x
Main	Patio	7' x 9'			x			x
Bsmt	Kitchen	14' x 16'			x			
Bsmt	Recreation	14' x 16'			x			

Finished Floor (Main):	1,032	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 1	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	862	Suite: None	3				Pool:
Finished Floor (Total):	1,894 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Beds not in Basement: 4	6				
Grand Total:	1,894 sq. ft.	Basement: Partly Finished	7				
			8				

Listing Broker(s): **Dexter Associates Realty**

ATTENTION BUILDERS - FANTASTIC BURNABY GARDEN VILLAGE HOME (6757 sqft BUILDING LOT) SOLD AS- IS WHERE- IS. LESS THAN ASSESSED VALUE! The perfect place to build your dream home! Great neighbourhood means excellent opportunity. Decommissioned oil tank (w/docs) buried under house to be left on site. Owner is prepared to consider some form of rent-back.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2186707Board: V
House/Single Family**6815 YEOVIL PLACE**Burnaby North
Montecito
V5B 2W2

Residential Detached

\$1,698,000 (LP)

(SP)



Sold Date:	Frontage (feet):	57.00	Original Price: \$1,798,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1966
Depth / Size: 125.	Bathrooms:	2	Age: 51
Lot Area (sq.ft.): 7,125.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	0	Gross Taxes: \$5,225.90
Rear Yard Exp: North			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 007-845-057
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Brick, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Other**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Carport; Multiple**

Dist. to Public Transit: **1** Dist. to School Bus: **1**
 Title to Land: **Freehold NonStrata**

Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: :
 Floor Finish:

Legal: **PL NWP28465 LT 186 DL 131 LD 36**

Amenities:

Site Influences: **Cul-de-Sac, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10' x 10'			x			x
Main	Living Room	15' x 12'			x			x
Main	Master Bedroom	12' x 11'			x			x
Main	Bedroom	10' x 10'			x			x
Below	Recreation	15' x 11'			x			x
Below	Bedroom	10' x 9'			x			x
Below	Bedroom	10' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,292	# of Rooms: 7	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	1,226	Suite: None	3				Pool:
Finished Floor (Total):	2,518 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Fully Finished	6				
Grand Total:	2,518 sq. ft.		7				
			8				

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

One of the best location at desirable Montecito area in Burnaby North, this solid home sits on a large 57X127 ft lot on a quiet Cul-de-sac. With South/North exposure, this 2 level home offers over 2500 sqft of living space with 4 bedrooms, 2 bathrooms. Main floor features open living space, kitchen and a large sundeck. The basement has its own bathroom, living room and rec room. Newly painted exterior, and new roof. Walking distance to Sperling Elementary School, and Burnaby north Secondary catchment. Close to SFU and Kensington Community Centre. This is perfect for living, investing or building your dream home! Do not miss this one. Open house SAT. Sep 23, 2-4pm



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2207327Board: V
House/Single Family**6337 GRIFFITHS AVENUE**Burnaby South
Upper Deer Lake
V5E 2W6

Residential Detached

\$1,798,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.00	Original Price: \$1,798,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1964
Depth / Size: 105	Bathrooms:	3	Age: 53
Lot Area (sq.ft.): 6,510.00	Full Baths:	2	Zoning: R-5
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,972.76
Rear Yard Exp: West			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 000-583-596
			Tour:

View: **No**
Complex / Subdiv: **UPPER DEER LAKE**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Partly**
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard, Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

Total Parking: **3** Covered Parking: **2** Parking Access: **Front**
 Parking: **Open**
 Dist. to Public Transit: **1 blk** Dist. to School Bus: **3 blks**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP25335 LT 180 DL 92 LD 36**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	19'2 x 13'6			x			x
Main	Dining Room	10'4 x 9'11			x			x
Main	Kitchen	12'5 x 11'10			x			x
Main	Eating Area	11'10 x 9'9			x			x
Main	Master Bedroom	13'6 x 12'11			x			x
Main	Bedroom	11'7 x 10'8			x			x
Main	Bedroom	9'9 x 9'2			x			x
Below	Recreation	24'3 x 18'6			x			x
Below	Bedroom	11'6 x 9'4			x			
Below	Utility	13'11 x 10'10			x			

Finished Floor (Main): **1,333**
 Finished Floor (Above): **0**
 Finished Floor (Below): **703**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **2,036 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **2,036 sq. ft.**

of Rooms: **10**
 # of Kitchens: **1**
 # of Levels: **2**
 Suite: **None**
 Crawl/Bsmt. Height:
 Beds in Basement: **0** Beds not in Basement: **4**
 Basement: **Partly Finished**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Main	2	Yes
3	Below	3	No
4			
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed: **9'11 x**
 Pool:
 Garage Sz: **19'3 x**
 Door Height:

Listing Broker(s): **RE/MAX Central**

Well loved, meticulously maintained 4 bedroom home on a quiet cul-de-sac in desirable Upper Deer Lake, close to shopping (Metrotown/Highgate), parks and transit to BCIT and SFU. Great layout, bright, spacious, newer windows throughout. Main level offers renovated white kitchen and eating area, lovely living room with fireplace, adjoining dining room that opens to large deck overlooking private backyard and patio - perfect for entertaining. Large master with ensuite, 2 more bedrooms and full bath also on main. Lower floor has 4th bedroom, full bath, huge newly carpeted family room with gas F/P, laundry, workshop and shed. Large dble garage with recent new doors. Newly painted inside, this home is move-in ready! Open House Sat Sept 30th 2-4pm



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2118656Board: V
House/Single Family**211 N SEA AVENUE**Burnaby North
Capitol Hill BN
V5B 1K6

Residential Detached

\$1,895,000 (LP)

(SP)



Sold Date:	Frontage (feet):	33.00	Original Price: \$2,095,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1995
Depth / Size: 114	Bathrooms:	3	Age: 22
Lot Area (sq.ft.): 3,762.00	Full Baths:	2	Zoning: RES
Flood Plain: No	Half Baths:	1	Gross Taxes: \$6,189.68
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?:
If new, GST/HST inc?:			P.I.D.: 002-598-868
			Tour: Virtual Tour URL

View: **Yes: BURRARD INLET, DEEP COVE**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey, 3 Level Split**
 Construction: **Concrete**
 Exterior: **Concrete, Stucco**
 Foundation: **Concrete Block**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas, Radiant**
 Outdoor Area: **Balcony(s), Balcny(s) Patio(s) Dck(s), Fenced Yard**
 Type of Roof: **Torch-On**

Reno. Year:
 R.I. Plumbing: **No**
 R.I. Fireplaces:

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

Legal: **PL NWP4953 LT 20 BLK 46 DL 218 LD 36**Amenities: **Playground, Recreation Center, Restaurant**Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	12'8" x 14'2"			x			x
Main	Bedroom	13' x 11'			x			x
Main	Bedroom	11' x 10'			x			x
Main	Den	7' x 8'6"			x			x
Main	Eating Area	10' x 8'			x			x
Above	Living Room	15' x 15'8"			x			x
Above	Dining Room	12' x 10'			x			x
Above	Kitchen	12' x 12'8"			x			x
Above	Family Room	13' x 11'			x			
Above	Recreation	11' x 8'			x			

Finished Floor (Main):	976	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,093	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	164	# of Levels: 3	2	Above	2	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	3	No	Pool:
Finished Floor (Total):	2,233 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	2,233 sq. ft.	Beds not in Basement: 3	7				
			8				

Listing Broker(s): **Kore Realty Central**

BEAUTIFUL HOME SURROUNDED BY BREATHTAKING MOUNTAIN & OCEAN VIEWS OF BURRARD INLET & DEEP COVE. This home boasts of brightness with an open concept kitchen layout and you can enjoy the spectacular view while relaxing & dining . Have your friends over for BBQ in your private backyard. Bask in the sun on your private rooftop patio. The home also has radiant heating, hardwood floors and granite counters. This home is nestled in a great neighbourhood & is close to schools, shops, parks & SFU. A MUST SEE. Open House Sunday, October 30 from 2-4pm.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2182315Board: V
House/Single Family**5645 HIGHFIELD DRIVE**Burnaby North
Capitol Hill BN
V5B 1E4

Residential Detached

\$1,988,000 (LP)

(SP)



Sold Date:	Frontage (feet):	66.00	Original Price: \$2,080,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1960
Depth / Size: 144.00	Bathrooms:	2	Age: 57
Lot Area (sq.ft.): 9,504.00	Full Baths:	2	Zoning: R2
Flood Plain: No	Half Baths:	0	Gross Taxes: \$7,188.72
Rear Yard Exp:			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-492-733
			Tour:

View: **Yes: North Shore & Burrard Inlet**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Storm Sewer, Water**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: Covered Parking: Parking Access:
 Parking: **Carport; Multiple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL NWP16465 LT 3 DL 189 LD 36**

Amenities:

Site Influences:

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	13'0 x 10'0	Below	Bedroom	12'0 x 11'0			x
Main	Living Room	16'0 x 15'0	Below	Recreation	27'0 x 12'0			x
Main	Dining Room	13'0 x 11'0						x
Main	Bedroom	11'0 x 10'0						x
Main	Flex Room	11'0 x 10'0						x
Main	Conservatory	10'0 x 10'0						x
Main	Kitchen	14'0 x 12'0						x
Below	Living Room	29'0 x 15'0						x
Below	Kitchen	23'0 x 10'0						x
Below	Bedroom	15'0 x 12'0						x

Finished Floor (Main):	1,100	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	No	Barn:
Finished Floor (Below):	1,200	# of Levels: 2	2	Below	4	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	2,300 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 4	5				Door Height:
Unfinished Floor:	0	Basement: Separate Entry	6				
Grand Total:	2,300 sq. ft.		7				
			8				

Listing Broker(s): **Homeland Realty**

The first line of resident in front of inlet !Enjoying most peaceful and magnificent view of water ,mountains and forest !It will be your private paradise with a new house built on this huge 9500 sqf view lot! Close to SFU, Burnaby North Secondary, shopping in the Heights and 20 mins drive to downtown. It has it all. The residence is currently tenanted. Bonus - back lane access. .open house Sunday July 9 th ,2-4pm .Also showing this coming Friday July 7. 4-5pm by appointment.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2187929Board: V
House/Single Family**1288 SHERLOCK AVENUE**Burnaby North
Sperling-Duthie
V5A 2M6

Residential Detached

\$1,989,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,989,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1959
Depth / Size: 122	Bathrooms:	3	Age: 58
Lot Area (sq.ft.): 7,320.00	Full Baths:	3	Zoning: R4
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,353.79
Rear Yard Exp:			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 010-481-214
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**

Construction: **Frame - Wood**

Exterior: **Mixed, Stucco**

Foundation: **Concrete Perimeter**

Rain Screen:

Renovations: **Completely**

of Fireplaces: **2**

Fireplace Fuel: **Electric**

Water Supply: **City/Municipal**

Fuel/Heating: **Electric, Forced Air, Natural Gas**

Outdoor Area: **Patio(s)**

Type of Roof: **Asphalt**

Reno. Year: **2011**

R.I. Plumbing:

R.I. Fireplaces:

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**

Parking: **Garage; Single, Open, RV Parking Avail.**

Dist. to Public Transit:

Title to Land: **Freehold NonStrata**

Dist. to School Bus:

Property Disc.: **Yes**

PAD Rental:

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP19280 LT C DL 135 LD 36 GR 1**Amenities: **None**

Site Influences:

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	15' x 15'	Bsmt	Wine Room	5' x 4'			x
Main	Kitchen	14' x 9'	Bsmt	Laundry	8' x 7'			x
Main	Eating Area	9' x 8'			x			x
Main	Master Bedroom	13' x 10'6			x			x
Main	Bedroom	11'6 x 9'			x			x
Main	Bedroom	10'6 x 10'6			x			x
Bsmt	Living Room	15' x 11'			x			x
Bsmt	Kitchen	11' x 11'			x			x
Bsmt	Bedroom	12' x 10'			x			
Bsmt	Media Room	18' x 13'6			x			

Finished Floor (Main):	1,180	# of Rooms: 12	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	3	Yes	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	1,180	Suite: Unauthorized Suite	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,360 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 1 Beds not in Basement: 3	5				Door Height:
Grand Total:	2,360 sq. ft.	Basement: Fully Finished	6				
			7				
			8				

Listing Broker(s): **Royal Pacific Rlty. (Kingsway)**

Completely renovated house with basement. Gorgeous home on a 60 x 122 lot in Burnaby North area. 3 bedrooms above level & one bedroom in basement. Open kitchen; hardwood floor on main level; all plumbing, electrical, kitchen, bedrooms, bathrooms, and furnace were upgraded, and they look brand new. Roof is new as well. Huge covered patio deck with BBQ set up. Full height basement with one bedroom rental suite. Walk distance to park, elementary school and public trans. Open house on Sat, July 22nd 2-4pm.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2114716Board: V
House/Single Family**2123 KNIGHTSWOOD PLACE**Burnaby North
Forest Hills BN
V5A 4B9

Residential Detached

\$1,990,000 (LP)

(SP)



Sold Date:	Frontage (feet):	62.62	Original Price: \$1,990,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1988
Depth / Size: 128.28	Bathrooms:	4	Age: 29
Lot Area (sq.ft.): 8,032.89	Full Baths:	4	Zoning: SFD
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,417.17
Rear Yard Exp: North			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-112-040
			Tour:

View: **No :**

Complex / Subdiv:

Services Connected: **Community, Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Other, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 # of Fireplaces: **2**
 Fireplace Fuel: **Gas - Natural, Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Baseboard**
 Outdoor Area: **Patio(s) & Deck(s), Sundeck(s)**
 Type of Roof: **Tile - Concrete**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double**
 Dist. to Public Transit: **NEARBY** Dist. to School Bus: **NEARBY**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No :**
 Fixtures Rmvd: **No :**
 Floor Finish: **Hardwood, Mixed, Tile**

Legal: **PL NWP63855 LT 153 DL 142 LD 36**

Amenities:

Site Influences:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	22' x 15'	Above	Bedroom	14' x 14'			x
Main	Kitchen	12' x 16'	Bsmt	Recreation	16' x 14'			x
Main	Dining Room	15' x 14'	Bsmt	Games Room	20' x 12'			x
Main	Bedroom	11' x 7'	Bsmt	Bedroom	13' x 13'			x
Main	Laundry	14' x 7'	Bsmt	Bedroom	15' x 11'			x
Main	Foyer	15' x 8'	Bsmt	Storage	11' x 8'			x
Main	Family Room	20' x 15'			x			x
Above	Master Bedroom	19' x 17'			x			x
Above	Bedroom	15' x 13'			x			
Above	Bedroom	15' x 14'			x			

Finished Floor (Main): **1,928**
 Finished Floor (Above): **1,552**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **1,892**
 Finished Floor (Total): **5,372 sq. ft.**

Unfinished Floor: **0**
 Grand Total: **5,372 sq. ft.**

of Rooms: **16**
 # of Kitchens: **1**
 # of Levels: **3**
 Suite: **Unauthorized Suite**
 Crawl/Bsmt. Height:
 Beds in Basement: **2** Beds not in Basement: **5**
 Basement: **Full, Fully Finished, Separate Entry**

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	No
2	Above	6	Yes
3	Above	4	No
4	Bsmt	4	No
5			
6			
7			
8			

Outbuildings
 Barn:
 Workshop/Shed:
 Pool:
 Garage Sz:
 Door Height:

Listing Broker(s): **Multiple Realty Ltd.**

Hurry! Wonderful huge mansion with 5372 sqft on 62 x 128 lot. This 7 bedroom 4 bath home that has been meticulously cared for and over \$100,000 to renovated, new heater boiler. Professionally landscaped backyard with fabulous big sundeck. Near Forest Grove Elementary, Bby Mtn Golf Course, Sky train, grocery, SFU.



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2199914

Board: V
House/Single Family

3920 NAPIER STREET

Burnaby North
Willingdon Heights
V5C 3E9

Residential Detached

\$1,998,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$1,998,000
Meas. Type: Feet	Bedrooms:	7	Approx. Year Built: 1991
Depth / Size: 122	Bathrooms:	4	Age: 26
Lot Area (sq.ft.): 6,100.00	Full Baths:	4	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$6,872.33
Rear Yard Exp: South			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?: No			P.I.D.: 012-046-141
			Tour: Virtual Tour URL

View: **Yes: SOUTHERN EXPOSURE METROTOWN**

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Brick, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Patio(s)**
Type of Roof: **Other**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **8** Covered Parking: **2** Parking Access: **Rear**
Parking: **Garage; Double**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Wall/Wall/Mixed**

Legal: **PL NWP1222 LT 4 BLK 22 DL 117 LD 36**

Amenities: **None**

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

Features: **Garage Door Opener, Intercom, Oven-Built In, Range Top, Refrigerator, Security System, Vacuum Blt. In, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Eating Area	7'5 x 11'5	Below	Media Room	16'10 x 13'3			x
Main	Kitchen	12'1 x 11'5	Below	Foyer	13'6 x 10'1			x
Main	Dining Room	11'1 x 14'7	Below	Living Room	13'5 x 13'3			x
Main	Living Room	18'1 x 13'3	Below	Kitchen	8'0 x 10'3			x
Main	Family Room	19'7 x 11'4	Below	Bedroom	10'5 x 10'0			x
Main	Bedroom	10'5 x 10'1	Below	Master Bedroom	16'3 x 13'3			x
Main	Master Bedroom	13'11 x 14'2			x			x
Main	Bedroom	11'3 x 10'6			x			x
Main	Bedroom	11'5 x 13'3			x			
Below	Bedroom	10'0 x 11'3			x			

Finished Floor (Main):	1,990	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 2	1	Main	4	Yes	Barn:
Finished Floor (Below):	1,569	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Below	3	No	Pool:
Finished Floor (Total):	3,559 sq. ft.	Crawl/Bsmt. Height:	4	Below	3	No	Garage Sz: 20'2 x 23'8
		Beds in Basement: 0 Beds not in Basement: 7	5				Door Height:
Unfinished Floor:	0	Basement: None	6				
Grand Total:	3,559 sq. ft.		7				
			8				

Listing Broker(s): **Coldwell Banker Westburn Rlty.**

Original owner in original condition! Great 50x122 R5 lot. Enjoy Southern exposure Metrotown view from the back of this 26 years old house. Old plan Big Vancouver special on 2 and a half level in prime Willingdon Heights location. Few blocks away from Vancouver East, shops, Hwy to the north shore, transit, schools, restaurant, Brentwoods Mall etc. 4 BRs up, 3 BRs down. Very central location! This house awaits for your designer to give it a face lift. Needs 48 hours notice for showing is a MUST. Professional measurement done by Truespace Design



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com

**Active**
R2210551Board: V
House/Single Family**6630 SPERLING AVENUE**Burnaby South
Upper Deer Lake
V5E 2V7

Residential Detached

\$2,098,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$2,098,000
Meas. Type: Feet	Bedrooms:	3	Approx. Year Built: 1956
Depth / Size: 149	Bathrooms:	1	Age: 61
Lot Area (sq.ft.): 8,940.00	Full Baths:	1	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,180.03
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: Yes
If new, GST/HST inc?:			P.I.D.: 012-012-106
			Tour:

View: :

Complex / Subdiv: **Upper Deer Lake in South Burnaby**Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Level Split**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Wood**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Single**
 Dist. to Public Transit: **4-5 BL** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish:

Legal: **PL NWP1146 LT 122 DL 92 LD 36**Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Private Yard, Recreation Nearby, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18' x 14'			x			x
Main	Dining Room	10' x 8'			x			x
Main	Kitchen	12' x 10'			x			x
Above	Master Bedroom	12' x 12'			x			x
Above	Bedroom	11' x 10'			x			x
Above	Bedroom	10' x 10'			x			x
Below	Recreation	20' x 20'			x			x
Below	Laundry	10' x 10'			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 610	# of Rooms: 8	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 600	# of Kitchens: 1	1	Above	4	No	Barn:
Finished Floor (Below): 600	# of Levels: 3	2				Workshop/Shed:
Finished Floor (Basement): 0	Suite: None	3				Pool:
Finished Floor (Total): 1,810 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
	Beds in Basement: 0	5				Door Height:
Unfinished Floor: 0	Basement: Part	6				
Grand Total: 1,810 sq. ft.		7				
		8				

Listing Broker(s): **Sutton Grp-West Coast Realty**

Single family home on a 60FT x 149FT R-5 zoned LOT. "The Reference Plan shows a width along Sperling Avenue of more than 60 feet. It is the responsibility of the Buyer to confirm with City of Burnaby that the property meets all the Buyer's requirements for the property." Livable 3 bedroom, 1 bathroom, 1810SF split level home. Back lane access to garage. Quiet & private backyard. Central location close to Metrotown, Highgate, Nikkei Cultural Centre, Deer Lake Parklands. 5 min walk to Brantford Elementary, and in Burnaby Central Secondary catchment. New duplex prices have skyrocketed over the past 2 years making this a very attractive investment for a builder!



Presented by:

Thane Lanz

Keller Williams Black Diamond

Phone: 604-765-1490

www.thanelanz.com

vancouverinvestor@gmail.com



Active
R2193284

Board: V
House/Single Family

5359 EMPIRE DRIVE

Burnaby North
Capitol Hill BN
V5B 1N1

Residential Detached

\$2,500,000 (LP)

(SP)



Sold Date:	Frontage (feet):	50.00	Original Price: \$2,500,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1955
Depth / Size: 122	Bathrooms:	3	Age: 62
Lot Area (sq.ft.): 6,100.00	Full Baths:	2	Zoning: R2
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,732.82
Rear Yard Exp: North			For Tax Year: 2016
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 009-908-366
			Tour:

View: **Yes: PANORAMIC SOUTHERN VIEW**

Complex / Subdiv:

Services Connected: **Community**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
R.I. Plumbing:
R.I. Fireplaces:

Total Parking: **4** Covered Parking: **2** Parking Access: **Lane, Rear**
Parking: **Garage; Double, Open**

Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: :
Floor Finish: **Laminate, Wall/Wall/Mixed**

Legal: **PL NWP14142 LT A DL 127 LD 36**

Amenities:

Site Influences: **Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'3 x 23'7	Bsmt	Laundry	8' x 7'			x
Main	Dining Room	12'3 x 11'			x			x
Main	Kitchen	13'2 x 17'6			x			x
Main	Master Bedroom	11'1 x 12'			x			x
Main	Bedroom	9'3 x 11'			x			x
Main	Bedroom	12'2 x 8'10			x			x
Bsmt	Recreation	22'1 x 16'7			x			x
Bsmt	Bedroom	15'2 x 11'5			x			x
Bsmt	Bedroom	9'2 x 8'6			x			x
Bsmt	Den	8'9 x 10'10			x			

Finished Floor (Main):	1,469	# of Rooms: 11	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,104	# of Levels: 2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Bsmt	3	No	Pool:
Finished Floor (Total):	2,573 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	0	Beds in Basement: 2	5				Door Height:
Grand Total:	2,573 sq. ft.	Basement: Full	6				
		Beds not in Basement: 3	7				
			8				

Listing Broker(s): **RE/MAX Central**

Sutton Group-West Coast Realty (Nan) (VIREB)

Great opportunity to build your dream home or renovate on this 50' x 122' with amazing panoramic views of the South prime North Burnaby R2 zoned property with lane access. Central location allows quick & easy access to restaurants and shopping nearby, Burnaby Mountain, Kensington Mall, Bby Mountain Golf Course and major vehicle and transit commuter routes. School catchment includes Capitol Hill and Westridge Elementary, Burnaby North and Alpha Secondary School and a 10 mins drive to SFU. Build or renovate on this rare amazing location. Act fast this won't last!