



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
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Active
R2328116

Board: V
House/Single Family

4868 SMITH AVENUE

Burnaby South
Central Park BS
V5G 2W4

Residential Detached

\$1,195,000 (LP)
(SP)



Sold Date:	Frontage (feet):	58.00	Original Price: \$1,395,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1949
Depth / Size: 116	Bathrooms:	2	Age: 70
Lot Area (sq.ft.): 6,728.00	Full Baths:	1	Zoning: R5
Flood Plain:	Half Baths:	1	Gross Taxes: \$5,938.66
Rear Yard Exp:			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-465-752
			Tour:
View:	Yes: NORTH SHORE MOUNTAIN		
Complex / Subdiv:			
Services Connected:	Electricity, Water		

Style of Home: **Rancher/Bungalow, Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Vinyl**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Baseboard, Hot Water, Natural Gas**
Outdoor Area: **Fenced Yard, Sundeck(s)**
Type of Roof: **Asphalt**

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

Total Parking: **5** Covered Parking: **1** Parking Access: **Side**
Parking: **Carport; Multiple, 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: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **PL NWP1563 BLK 40 DL 35 LD 36. GROUP 1, S1/2 PCL A (EXPL11520) LOT 1 & N1/2 LOT 2.**

Amenities:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17'7 x 12'5	Below	Workshop	12' x 8'			x
Main	Dining Room	9'8 x 8'5			x			x
Main	Kitchen	9'10 x 8'5			x			x
Main	Nook	9'2 x 6'7			x			x
Main	Master Bedroom	13'6 x 11'			x			x
Main	Bedroom	9'10 x 9'			x			x
Below	Recreation	16' x 11'			x			x
Below	Bedroom	15' x 10'10			x			x
Below	Bedroom	11' x 8'7			x			
Below	Laundry	11' x 11'			x			

Finished Floor (Main): **953**
Finished Floor (Above): **0**
Finished Floor (Below): **850**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,803 sq. ft.**

Unfinished Floor: **0**
Grand Total: **1,803 sq. ft.**

of Rooms: **11**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **0** Beds not in Basement: **4**
Basement: **Full, Partly Finished, Separate Entry**

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

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

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

Court Ordered Sale. Attention Builders, Investors & First-Time Homebuyers. Solid 4 bdrm home on 58 x 116 sqft lot in Central Park location. Nearly 2000 sqft of 2-level spacious living, bay window, gas fireplace, sundeck, fenced backyard and views of North Shore Mountains. Suite potential with separate entry as mortgage helper. Close to transit, schools & parks. Mins to rec center & Metrotown shopping. A property with long-term investment value.



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Active
R2323433
Board: V
House/Single Family

4855 SMITH AVENUE

Burnaby South
Central Park BS
V5G 2W3

Residential Detached

\$1,599,000 (LP)

(SP)



Sold Date:	Frontage (feet):	79.00	Original Price: \$1,799,000
Meas. Type: Feet	Bedrooms:	4	Approx. Year Built: 1911
Depth / Size: 106	Bathrooms:	2	Age: 108
Lot Area (sq.ft.): 8,374.00	Full Baths:	2	Zoning: R5
Flood Plain:	Half Baths:	0	Gross Taxes: \$7,268.68
Rear Yard Exp: West			For Tax Year: 2018
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-627-652
			Tour:

View: **Yes: NORTH SHORE MOUNTAINS**
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Other**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Tile - Concrete**

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

Total Parking: **4** Covered Parking: **1** Parking Access: **Front**
Parking: **Add. Parking Avail., Garage, Single**

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

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

Legal: **PL NWP28956 LT 92 DL 35 LD 36. GROUP 1.**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	21' x 12'	Bsmt	Laundry	18' x 10'			x
Main	Dining Room	15' x 10'	Bsmt	Workshop	13' x 10'			x
Main	Kitchen	13' x 11'			x			x
Main	Solarium	18' x 6'			x			x
Main	Master Bedroom	13' x 13'			x			x
Main	Bedroom	14' x 11'			x			x
Main	Bedroom	12' x 11'			x			x
Main	Den	11' x 8'			x			x
Main	Storage	6' x 3'			x			
Bsmt	Bedroom	18' x 14'			x			

Finished Floor (Main): **1,848**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **250**
Finished Floor (Total): **2,098 sq. ft.**

Unfinished Floor: **1,514**
Grand Total: **3,612 sq. ft.**

of Rooms: **12**
of Kitchens: **1**
of Levels: **2**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **1** Beds not in Basement: **3**
Basement: **Full, Partly Finished, Separate Entry**

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): **Park Georgia Realty Ltd.**

LARGE DUPLEX LOT! Court Ordered Sale! Large character house (wood flooring, wood paneling, beamed ceilings and lattice windows) on large lot with lane access and mountain views! Excellent holding property. Currently tenanted at \$3,500 monthly income. Live in - Rent out - Hold or restore to its former Glory! Basement has development potential. Moscrop Secondary and Inman Elementary catchment. \$340,000 below 2018 Assessment!



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Active
R2298104

Board: V
House/Single Family

7530 BULLER AVENUE

Burnaby South
Metrotown
V5J 4S8

Residential Detached

\$2,198,000 (LP)

(SP)



Sold Date:	Frontage (feet):	76.00	Original Price: \$2,798,000
Meas. Type: Feet	Bedrooms:	6	Approx. Year Built: 1924
Depth / Size: 160.00	Bathrooms:	4	Age: 95
Lot Area (sq.ft.): 12,160.00	Full Baths:	4	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$8,527.00
Rear Yard Exp: East			For Tax Year: 2017
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-544-318
			Tour:

View: **No :**
Complex / Subdiv: **ROYAL OAK COMMUNITY PLAN**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Concrete Frame**
Exterior: **Mixed, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
Type of Roof: **Asphalt**

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

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

Legal: **LOT 21 EXCEPT PART SUBDIVIDED BY PLAN 27594 DISTRICT LOT 97 GROUP 1NEW WESTMINSTER DISTRICT PLAN 15922**

Amenities: **None**

Site Influences: **Recreation Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	17' x 16'			x			x
Main	Kitchen	15' x 10'			x			x
Main	Dining Room	16' x 15'			x			x
Main	Bedroom	15' x 10'			x			x
Main	Bedroom	15' x 10'			x			x
Above	Master Bedroom	24' x 14'			x			x
Above	Bedroom	13' x 10'			x			x
Above	Bedroom	10' x 9'			x			x
Below	Recreation	16' x 13'			x			
Below	Bedroom	16' x 15'			x			

Finished Floor (Main):	1,692	# of Rooms: 10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	900	# of Kitchens: 1	1	Main	4	No	Barn:
Finished Floor (Below):	1,600	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	4,192 sq. ft.	Crawl/Bsmt. Height:	4	Below	4	No	Garage Sz:
		Beds in Basement: 0 Beds not in Basement: 6	5				Door Height:
Unfinished Floor:	0	Basement: Full	6				
Grand Total:	4,192 sq. ft.		7				
			8				

Listing Broker(s): **Royalty Group Realty Inc.**

Owner is willing to take Order Absolute and sell as Free Hold. Right now a Court Ordered Sale. Bring your offer! Schedule A is attached in Documents. "Removable" Heritage home is part of the "Royal Oak Community Plan". With a small consolidation it can be rezoned for Multi-Family use. (See MLS R 2307317) Check with the City for re-development into 9 Townhomes All measurements are approx. and should be verified. This home is Sold - "As Is Where Is" The Schedule A must be signed and attached to any offer. Come and talk about Consolidation Opportunities Available, and Order Absolute process.