



Presented by:
Nicky Tu PREC*

Keller Williams Elite Realty
Phone: 604-767-5913

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Active
R2444654
Board: V
House/Single Family

7520 6TH STREET

Burnaby East
East Burnaby
V3N 3M1

Residential Detached

\$1,125,000 (LP)

(SP)



Sold Date:	Frontage (feet):	60.00	Original Price: \$1,125,000
Meas. Type: Feet	Bedrooms:	5	Approx. Year Built: 1950
Depth / Size: 100	Bathrooms:	2	Age: 70
Lot Area (sq.ft.): 6,000.00	Full Baths:	2	Zoning: C4
Flood Plain:	Half Baths:	0	Gross Taxes: \$10,867.77
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 002-799-642
			Tour:

View: **No :**

Complex / Subdiv:

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

Sewer Type: **City/Municipal**

Style of Home: **Basement Entry**
Construction: **Frame - Wood**
Exterior: **Wood**
Foundation: **Concrete Perimeter**
Rain Screen: **No**
Renovations: **Partly**
of Fireplaces: **0**
Fireplace Fuel:
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Fenced Yard**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: **5** Covered Parking: **1** Parking Access: **Front**
Parking: **Open**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : SOLD AS IS WHERE IS AT TIME OF COMPLETION**
Fixtures Rmvd: **No : SOLD AS IS WHERE IS AT TIME OF COMPLETION**
Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 2, BLOCK 10, PLAN NWP627, DISTRICT LOT 28, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11' x 9'10	Bsmt	Master Bedroom	14'8 x 10'3			x
Main	Bedroom	11'4 x 10'3	Bsmt	Bedroom	13'8 x 9'9			x
Main	Kitchen	15' x 12'			x			x
Main	Living Room	13'5 x 11'			x			x
		x			x			x
Main	Bedroom	13'3 x 6'			x			x
Main	Foyer	4'2 x 3'7			x			x
Bsmt	Kitchen	10'6 x 6'			x			x
Bsmt	Living Room	10'9 x 10'7			x			x
Bsmt	Den	10'3 x 8'5			x			x

Finished Floor (Main):	900	# of Rooms: 11	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	Bsmt	3	No	Workshop/Shed:
Finished Floor (Basement):	900	Suite: Unauthorized Suite	3				Pool:
Finished Floor (Total):	1,800 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
		Beds in Basement: 2 Beds not in Basement: 3	5				Grg Dr Ht:
Unfinished Floor:	0	Basement: Full, Fully Finished	6				
Grand Total:	1,800 sq. ft.		7				
			8				

Listing Broker(s): **Royal LePage West Real Estate Services**

WOW!! Great investment and holding property in a prime location. Tenanted. City Zoning-Service Commercial District C4 zoning which offers potential for Animal based business, ie; beauty, training, daycare, hospitals, as well some automotive based business, ie; showrooms, repair, service, auto/boat/trailer sales and rentals, plus a few more - all subject to the City of Burnaby requirements to redevelop. Visit city of Burnaby's website for more details. Some upgrades; laminate floors, vinyl windows, tile floors and bath fixtures.



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Active
R2468427
Board: V
House/Single Family

3772 NITHSDALE STREET

Burnaby South
Burnaby Hospital
V5G 1P3

Residential Detached

\$1,510,000 (LP)

(SP)



Sold Date:	Frontage (feet):	70.00	Original Price: \$1,510,000
Meas. Type: Feet	Bedrooms:	2	Approx. Year Built: 1954
Depth / Size: 122	Bathrooms:	1	Age: 66
Lot Area (sq.ft.): 8,540.00	Full Baths:	1	Zoning: R5
Flood Plain: No	Half Baths:	0	Gross Taxes: \$6,597.53
Rear Yard Exp:			For Tax Year: 2019
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 001-040-804
			Tour:

View: :

Complex / Subdiv:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Mixed, Stucco, Wood**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **1**
Fireplace Fuel: **Wood**
Water Supply: **City/Municipal**
Fuel/Heating: **Natural Gas**
Outdoor Area: **None**
Type of Roof: **Asphalt**

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

Metered Water:

Total Parking: Covered Parking: Parking Access:
Parking: **DetachedGrge/Carport**
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: **Laminate, Tile, Vinyl/Linoleum**

Legal: **LOT 40, BLOCK 9, PLAN NWP11242, DISTRICT LOT 68, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, Storage**

Site Influences: **Lane Access, Paved Road**

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 15'			x			x
Main	Dining Room	12' x 7'			x			x
Main	Kitchen	10' x 13'			x			x
Main	Bedroom	11' x 9'			x			x
Main	Bedroom	9' x 10'			x			x
Bsmt	Recreation	28' x 11'			x			x
Bsmt	Laundry	30' x 11'			x			x
Bsmt	Storage	9' x 9'			x			x
Bsmt	Storage	9' x 9'			x			x
		x			x			x

Finished Floor (Main):	912	# of Rooms:	9	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	Yes	Barn:
Finished Floor (Below):	0	# of Levels:	2	2				Workshop/Shed:
Finished Floor (Basement):	912	Suite:	None	3				Pool:
Finished Floor (Total):	1,824 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 2	5				Grg Dr Ht:
Unfinished Floor:	0	Basement:	Fully Finished	6				
Grand Total:	1,824 sq. ft.			7				
				8				

Listing Broker(s): **Stonehaus Realty Corp.**

Meas to be verified by buyer if important. Schedule A to form part of Contract of Purchase & Sale. Request Schedule A from LR. Court Ordered Sale. Sold As Is Where Is. Buyer to study & consult City of BBY of Easement & Right of Way before offer. Property is not liveable, please drive by to view.



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Active
R2423687

Board: V
House/Single Family

7415 IMPERIAL STREET

Burnaby South
Buckingham Heights
V5E 1P1

Residential Detached

\$1,698,000 (LP)

(SP)



Sold Date: Frontage (feet): **59.00** Original Price: **\$1,848,000**
Meas. Type: **Feet** Bedrooms: **6** Approx. Year Built: **2006**
Depth / Size: **135** Bathrooms: **6** Age: **14**
Lot Area (sq.ft.): **7,965.00** Full Baths: **5** Zoning: **R5**
Flood Plain: Half Baths: **1** Gross Taxes: **\$7,139.10**
Rear Yard Exp: For Tax Year: **2019**
Council Apprv?: Tax Inc. Utilities?:
If new, GST/HST inc?: P.I.D.: **005-599-989**
Tour: **Virtual Tour URL**

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type:

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stone, Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **5**
Fireplace Fuel: **Electric, Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Tile - Concrete**

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

Metered Water:

Total Parking: **5** Covered Parking: **2** Parking Access: **Lane**
Parking: **Garage; Double**

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

Property Disc.: **No**
PAD Rental:
Fixtures Leased: **No : UNKNOWN, REFER TO SCHEDULE A**
Fixtures Rmvd: **: REFER TO SCHEDULE A**
Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 33, PLAN NWP14446, DISTRICT LOT 91, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

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

Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 16'	Bsmt	Kitchen	20'4 x 12'			x
Main	Dining Room	15'1 x 11'7	Bsmt	Recreation	18'2 x 13'11			x
Main	Kitchen	13'8 x 12'	Bsmt	Bedroom	11'1 x 11'3			x
Main	Family Room	16'7 x 14'7	Bsmt	Bedroom	10'3 x 10'1			x
Main	Den	15'1 x 11'7			x			x
Main	Laundry	10' x 6'			x			x
Above	Master Bedroom	14'7 x 11'11			x			x
Above	Bedroom	11' x 12'7			x			x
Above	Bedroom	13'7 x 11'			x			x
Above	Bedroom	13'9 x 13'2			x			x

Finished Floor (Main): **1,578**
Finished Floor (Above): **1,130**
Finished Floor (Below): **0**
Finished Floor (Basement): **1,144**
Finished Floor (Total): **3,852 sq. ft.**

Unfinished Floor: **0**
Grand Total: **3,852 sq. ft.**

of Rooms: **14**
of Kitchens: **2**
of Levels: **3**
Suite:
Crawl/Bsmt. Height:
Beds in Basement: **2** Beds not in Basement: **4**
Basement: **Fully Finished**

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

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

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

Macdonald Realty

6 bedroom family home in Buckingham Heights. 59' x 135' lot with a custom built home (2006). This house is 3,852sq. ft. in a prime location, close to Metrotown, Brentwood, and Vancouver. Main floor: formal living room, dining room, large kitchen + spice kitchen, family room w/ fireplace, den, laundry room. Upstairs: 4 large bedrooms, including a master with en-suite, walk-in closet, fireplace, and balcony. 6 total bathrooms in house. Basement has a second kitchen, recreation room, 2 bedrooms and a separate entrance. Radiant heat and A/C. Fenced yard, balconies, and covered porch. Double car garage plus open parking for additional vehicles. Electric gate at laneway. Morley Elementary + Burnaby Central Sec. ALL OFFERS SUBJECT TO THE APPROVAL OF THE SUPREME COURT OF BRITISH COLUMBIA.