

Presented by:

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R2770598 Board: V

House with Acreage

1 N HOWARD AVENUE

Burnaby North Capitol Hill BN V5B 1J6

Residential Detached

Original Price: \$1,999,800

Approx. Year Built: 2002

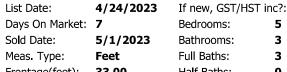
Age:

Zoning:

\$1,999,800 (LP)

\$2,075,000 (SP) M

21



Frontage(feet): 33.00 Half Baths: Gross Taxes: \$5,276,55 Frontage(metres): 10.06 Rear Yard Exp: West For Tax Year: 2022 002-668-084 Tax Inc. Utilities?: No Depth / Size: 122 P.I.D.: Lot Area (sq.ft.): 4,026.00 Flood Plain: No Tour: Virtual Tour URL

5

3

3

Lot Area (acres): 0.09

View: Yes: Mountain & City

Complex/Subdiv:

Services Connected: Electricity, Sanitary Sewer, Storm Sewer

Sewer Type: City/Municipal Water Supply: City/Municipal Style of Home: 2 Storey, Basement Entry

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbina:

Construction: Frame - Wood

Exterior: Stucco

Renovations:

Foundation: **Concrete Perimeter, Concrete Slab**

of Fireplaces: 2 R.I. Fireplaces: Fireplace Fuel: Natural Gas

Fuel/Heating: Natural Gas, Radiant

Outdoor Area: Patio(s) & Deck(s)

Type of Roof: Tile - Concrete

Total Parking: 4 Covered Parking: 2 Parking Access: Lane, Rear

Parking: Add. Parking Avail., Garage; Double

Driveway Finish: **Asphalt**

Dist. to Public Transit: 1 BLK Dist. to School Bus: 3 BLKS Land Lease Expiry Year:

Title to Land: Freehold NonStrata

Property Disc.: Yes Fixtures Leased: No:

Fixtures Rmvd: No:

Floor Finish: Hardwood, Laminate, Tile, Wall/Wall/Mixed Legal: LOT 38, BLOCK 51, PLAN NWP4953, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER LAND DISTRICT

Amenities: None

Site Influences: Recreation Nearby, Shopping Nearby

Features: ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System,

Smoke Alarm, Vacuum - Built In

Finished Floor (Main): 1,340 Floor Dimensions Floor Dimensions Type Type **Bathrooms** Finished Floor (Above): 0 Bsmt Bedroom 9'5 x 11'0 Main Den 9'0 x 11'7 Floor #Pcs Finished Floor (AbvMain2): O **Bsmt** Bedroom 9'0 x 11'9 Main X 4 Recreation Room Finished Floor (Below): 12'10 x 18'2 Main 0 Bsmt X 4 Finished Floor (Basement): **Bsmt** Kitchen 9'2 x 9'4 X **Bsmt** 4 950 Bsmt Laundry 7'3 x 9'1 Finished Floor (Total): 2,290 sq. ft. Bsmt Foyer 9'9 x 8'11 X Primary Bedroom 13'7 x 12'3 Unfinished Floor: Main X O Main Bedroom 9'7 x 9'11 х Grand Total: 2,290 sq. ft. **Bedroom** 9'7 x 9'11 Main X **Living Room** Flr Area (Det'd 2nd Res): Main 18'3 x 12'4 X sq. ft. **Dining Room** Main 8'0 x 12'4 X Suite: Unauthorized Suite Main Kitchen 11'10 x 9'0 Basement: Full, Separate Entry **Eating Area** 9'0 x 7'7 Main

Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 2 # of Rooms: 14 Manuf Type: Registered in MHR?: PAD Rental: CSA/BCE: Maint. Fee: MHR#:

ByLaw Restrictions:

Listing Broker(s): RE/MAX Select Realty

HOME SWEET HOME! Welcome to this bright and immaculately kept 5 bdrm, 3 bathroom family home perched atop the popular Capitol Hill neighbourhood in North Burnaby! Abundant natural light, mountain views along with an efficient and flexible layout is perfect for the busy family or investor alike. Stay warm with radiant floor heating and 2 gas fireplaces. Hunter Douglas blinds, new garburator, new fence! Move in ready & relax in your home oasis. Attached double garage with electrical gate in the back. Two bedroom rental suite below as mortgage helper, in-law suite or keep for extra space for entertaining. Minutes fr the Amazing Brentwood, Bby Heights, parks & transit to DT/SFU/BCIT. School Catchment: Capital Hill Elem. and the new Burnaby North Secondary. This home has it all. Don't miss outl