



Presented by:

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WestCoast Realty™
You've found a home

Sold
R2770598

Board: V
House with Acreage

1 N HOWARD AVENUE

Burnaby North
Capitol Hill BN
V5B 1J6

Residential Detached

\$1,999,800 (LP)

\$2,075,000 (SP) **M**



List Date: **4/24/2023** If new, GST/HST inc?: Original Price: **\$1,999,800**
Days On Market: **7** Bedrooms: **5** Approx. Year Built: **2002**
Sold Date: **5/1/2023** Bathrooms: **3** Age: **21**
Meas. Type: **Feet** Full Baths: **3** Zoning: **R5**
Frontage(feet): **33.00** Half Baths: **0** Gross Taxes: **\$5,276.55**
Frontage(metres): **10.06** Rear Yard Exp: **West** For Tax Year: **2022**
Depth / Size: **122** P.I.D.: **002-668-084** Tax Inc. Utilities?: **No**
Lot Area (sq.ft.): **4,026.00** Flood Plain: **No** Tour: **Virtual Tour URL**
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**

Construction: **Frame - Wood**

Exterior: **Stucco**

Foundation: **Concrete Perimeter, Concrete Slab**

Renovations:

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**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

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**

Title to Land: **Freehold NonStrata**

Land Lease Expiry Year:

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

Suite: **Unauthorized Suite**

Basement: **Full, Separate Entry**

Crawl/Bsmt. Height: # of Levels: **2**

of Kitchens: **2** # of Rooms: **14**

Manuf Type:

MHR#:

ByLaw Restrictions:

Registered in MHR?:

CSA/BCE:

PAD Rental:

Maint. Fee:

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 out!