



Presented by:

# Esther Wong

Sutton Group-West Coast Realty  
Phone: 604-710-0364  
http://www.estherwong.ca  
esther@estherwong.ca



**Active**  
**R2741812**

Board: V  
House/Single Family

## 7002 HALIFAX STREET

Burnaby North  
Montecito  
V5A 1L8

Residential Detached

**\$2,080,000** (LP)

(SP) **M**



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,080,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>6</b>	Approx. Year Built: <b>1988</b>
Frontage(feet): <b>65.00</b>	Bathrooms: <b>5</b>	Age: <b>34</b>
Frontage(metres): <b>19.81</b>	Full Baths: <b>5</b>	Zoning: <b>R2</b>
Depth / Size: <b>120</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$5,728.55</b>
Lot Area (sq.ft.): <b>7,800.00</b>	Rear Yard Exp: <b>East</b>	For Tax Year: <b>2022</b>
Lot Area (acres): <b>0.18</b>	P.I.D.: <b>003-404-901</b>	Tax Inc. Utilities?: <b>No</b>
Flood Plain:		Tour: <b>Virtual Tour URL</b>
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected: <b>Natural Gas, Sanitary Sewer, Septic, Storm Sewer, Water</b>		
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey w/Bsmt.**  
Construction: **Frame - Wood**  
Exterior: **Brick, Stucco**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **1** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Baseboard, Hot Water**  
Outdoor Area: **Balcony(s), Fenced Yard**  
Type of Roof: **Tile - Concrete**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **2** Covered Parking: **2** Parking Access:  
Parking: **Garage; Double, Open**  
Driveway Finish: **Concrete**  
Dist. to Public Transit:  
Title to Land: **Freehold NonStrata** Dist. to School Bus:  
Property Disc.: **No** Land Lease Expiry Year:  
Fixtures Leased: **No**  
Fixtures Rmvd: **No**  
Floor Finish: **Tile, Vinyl/Linoleum, Carpet**

Legal: **LOT C, PLAN NWP9951, PART N1/2, DISTRICT LOT 136, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Private Yard, Shopping Nearby**  
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Security System, Vacuum - Built In**

Finished Floor (Main):	1,950	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	1,755	Main	Living Room	23'8 x 16'3	Above	Bedroom	12'10 x 9'5	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	16'2 x 11'10	Above	Walk-In Closet	10'8 x 5'8	Main 4
Finished Floor (Below):	0	Main	Kitchen	16'8 x 10'8	Above	Flex Room	24'6 x 13'2	Above 5
Finished Floor (Basement):	706	Main	Eating Area	14'10 x 13'4	Bsmt	Recreation Room	20'10 x 19'5	Above 4
Finished Floor (Total):	4,411 sq. ft.	Main	Butlers Pantry	7'2 x 5'5	Bsmt	Bedroom	9'7 x 8'2	Above 4
Unfinished Floor:	0	Main	Family Room	16'4 x 10'9	Bsmt	Utility	16' x 4'11	Bsmt 3
Grand Total:	4,411 sq. ft.	Main	Bedroom	12'11 x 9'7	Bsmt	Storage	10'10 x 3'4	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Laundry	12'6 x 9'1			x	
		Main	Foyer	10'8 x 9'8			x	
		Main	Other	13'5 x 9'5			x	
		Above	Master Bedroom	23'9 x 14'9			x	
		Above	Bedroom	14'4 x 11'9			x	
		Above	Bedroom	14'9 x 9'11			x	

Crawl/Bsmt. Height:	# of Levels: <b>3</b>	Manuf Type:	Registered in MHR?:	PAD Rental:
# of Kitchens: <b>1</b>	# of Rooms: <b>20</b>	MHR#:	CSA/BCE:	Maint. Fee:
		ByLaw Restrictions:		

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

**Custom designed home with an exceptional floorplan. Spacious bright, open spaces perfect for entertaining. Well placed windows in the double height foyer & family room let the sunlight stream in. Living room is large enough to accommodate a grand piano. Chef's kitchen with ample cabinets & counter workspace for cooking prep. Butler's pantry open to the eating area & family room. Easy access to the back deck & fully fenced, private low maintenance backyard from the family room. The upper floor features 4 bedrooms & 3 full bathrooms. A massive open flex space that can be used as a home office/rec/exercise room provides options to the homeowner. 1 bedroom nanny suite with separate entry in basement. 2 car garage. Great location, 5 mins to Highway 1, 15 min to Spurling Skytrain & to SFU.**