



Presented by:

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WestCoast Realty™
You've found a home

Sold
R2564696

Board: V
House/Single Family

125 HOLDOM AVENUE

Burnaby North
Capitol Hill BN
V5B 3T6

Residential Detached

\$1,688,000 (LP)

\$1,610,000 (SP) **M**



Sold Date:	6/14/2021	Frontage (feet):	33.00	Original Price:	\$1,688,000
Meas. Type:	Feet	Bedrooms:	8	Approx. Year Built:	1979
Depth / Size:	122	Bathrooms:	4	Age:	42
Lot Area (sq.ft.):	4,026.00	Full Baths:	3	Zoning:	R5
Flood Plain:		Half Baths:	1	Gross Taxes:	\$4,258.91
Rear Yard Exp:				For Tax Year:	2020
Council Apprv?:				Tax Inc. Utilities?:	No
If new, GST/HST inc?:				P.I.D.:	002-839-911
				Tour:	Virtual Tour URL

View: **Yes: Burrard Inlet/Burnaby Mountain**

Complex / Subdiv:

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

Style of Home: **5 Plus Level**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **0**
 Fireplace Fuel:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s), Sundeck(s)**
 Type of Roof: **Asphalt**

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

Total Parking: **3** Covered Parking: **0** Parking Access: **Rear**
 Parking: **Open**
 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: **LOT 31, BLOCK 72, PLAN NWP4953, DISTRICT LOT 189, GROUP 1, NEW WESTMINSTER LAND DISTRICT, & DL 218**

Amenities:

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Storage Shed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'5 x 12'3	Below	Bedroom	11'6 x 10'1			x
Main	Family Room	15'8 x 10'6	Below	Bedroom	10' x 9'3			x
Above	Kitchen	10'8 x 9'4	Below	Bedroom	9'9 x 7'4			x
Above	Dining Room	15'1 x 9'1	Below	Bedroom	13'11 x 12'4			x
Above	Master Bedroom	13' x 12'3	Below	Bedroom	12'7 x 7'7			x
Above	Bedroom	11'8 x 8'10	Below	Laundry	6'9 x 4'8			x
Above	Bedroom	11'7 x 8'10						x
Below	Living Room	17'7 x 12'3						x
Below	Kitchen	15'1 x 9'1						x
Below	Eating Area	10'6 x 7'5						x

Finished Floor (Main):	1,478	# of Rooms:	16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings Barn: Workshop/Shed: Pool: Garage Sz: Grg Dr Ht:
Finished Floor (Above):	0	# of Kitchens:	2	1	Main	4	Yes	
Finished Floor (Below):	1,463	# of Levels:	4	2	Main	4	No	
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	3	No	
Finished Floor (Total):	2,941 sq. ft.	Crawl/Bsmt. Height:		4	Below	1	No	
Unfinished Floor:	0	Bed in Basement:	0	5				
Grand Total:	2,941 sq. ft.	Basement:	Crawl, Full, Fully Finished	6				
		Bed not in Basement:	8	7				

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

Space for everyone at 2941 sq ft! Well loved home with a view of Burrard Inlet and Burnaby Mountain. 8 bedrooms & 4 bathrooms. Unique split level floor plan allows for maximum flexibility. Keep more space for yourself or potentially earn over \$3000 income to help with your mortgage. Well maintained. Updates including sleek new kitchen, quartz counters & new appliances, elegant main bathroom with double sinks & a spa-inspired ensuite. New hot water tank. Roof & high efficiency furnace are 10 years old. Updated windows. Generous enclosed sundeck for get togethers! Professionally landscaped, easy care front yard. Ample storage in crawl space. Close to Capitol Hill School, restaurants, services, transit and one quick bus ride to SFU. Come view to truly appreciate what this home has to offer!