

6775 AUBREY ST

VANCOUVER, BC | V5B 2E4

COREY ZACH
REAL SAVVY REAL ESTATE

6 BED | 4 BATH | 3,622 SQFT



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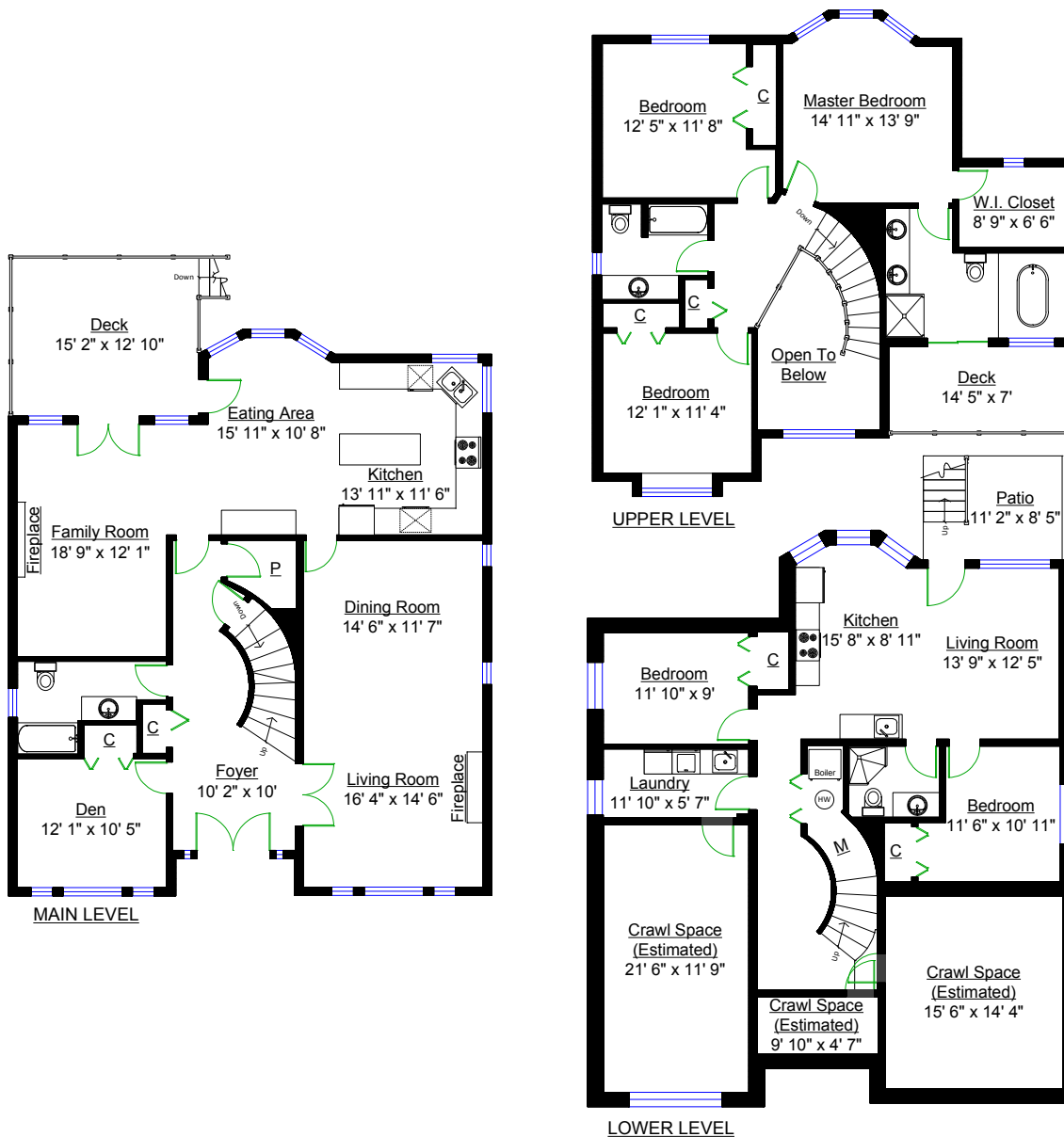
RE/MAX[®] Equal Opportunity Independently Owned and Operated
crest realty westside



BEAUTIFUL home in the sought after SperlingDuthie area! LARGE & BRIGHT with 3622 Sq. of living space, nicely updated over \$60,000 spent: Gourmet island kitchen with cherrystained cabinets, granite counters, gas cook top and 2 wall ovens. Radiant floor heating, 2 gas fireplaces, concrete tile roof, 17ft ceiling in foyer, large covered sundeck and RV parking available. Centrally located near Bby North Secondary, Lochdale & Aubrey Elementary offering French Immersion. Easy commute to SFU, buses, skytrain and shopping close by. Kensington Square, Safeway, Shoppers, White Spot, Starbucks, Brentwood & Lougheed Mall, golf course. Great family neighborhood, must see!



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RE/MAX CREST REALTY WESTSIDE
1428 W 7TH AVE | VANCOUVER, BC | V6H 1C1

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED
THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGENCY RELATIONSHIP



Burnaby North, Sperling-Duthie
6775 AUBREY ST, V5B 2E4

MLS# V1130507

Residential Detached
Active

1 / 20



List Price:	\$1,599,900	Previous Price:	
		Original Price:	\$1,599,900
Complex/Subdiv:			
Frontage:	49.00 ft	Bedrooms:	6
Depth/Size:	122	Bathrooms:	4
Lot Area SqFt:	0	Full Baths:	4
Rear Yard Exp:	N	Half Baths:	0
Meas Type:	Feet	If New GST/HST Incl:	
Flood Plain:	Yes	Zoning:	R4
View:	Y - CITY & MOUNTAIN VIEWS		
Serv. Connected:	Community		
PID:	000-437-794	Type:	House/Single Family
Approx Yr Blt:	1994	Age at List Date:	21
Taxes:	\$6,039 (2014)		

Style of Home:	2 Storey w/ Bsmt.	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double, Tandem		
Exterior:	Glass, Stucco	R/I Plumbing:		Dist to School Bus:	
Rainscreen:		Reno Year:	2002	Possession:	
Type of Roof:	Tile - Concrete	Title to Land:	Freehold NonStrata		
Renovations:	Partly	Seller's Interest:	Registered Owner		
Flooring:	Hardwood, Mixed, Tile	Mortgage Info:	\$0		
Water Supply:	City/Municipal	Property Disclosure:	Y		
Heat/Fuel:	Hot Water, Radiant, Natural Gas	Out Buildings:			
No. of Fireplaces:	2				
Fireplace Fuel:	None				
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Fenced Yard				
Pad Rental:					
Fixtures Leas:	N				
Fixt Removed:	N				

Legal: **PL NWP14433 LT 2 DL 132 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Recreation Nearby, Shopping Nearby**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Oven-Built In, Security System**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 14'6	Bsmt	Bedroom	11'10 X 9'			X
Main F.	Kitchen	15'11 X 10'8	Bsmt	Bedroom	11'6 X 10'11			X
Main F.	Dining	14'6 X 11'7	Bsmt	Recreation Room	13'9 X 12'5			X
Main F.	Family Room	18'9 X 12'1	Bsmt	Laundry	11'10 X 5'7			X
Main F.	Eating Area	15'11 X 10'8	Bsmt	Kitchen	15'8 X 8'11			X
Main F.	Bedroom	12'1 X 10'5	Bsmt	Storage	21'6 X 11'9			X
Above	Master Bedroom	14'11 X 13'9			X			X
Above	Bedroom	12'1 X 11'4			X			X
Above	Bedroom	12'5 X 11'8			X			
Above	Walk-In Closet	8'9 X 6'6			X			

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt:	1,601	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt:	1,001	2	5 Piece; Ensuite: Y; Level: Above
Finished Floor Down:	1,020	3	4 Piece; Ensuite: N; Level: Above
Finished Floor Bsmt SqFt:	0	4	3 Piece; Ensuite: N; Level: Bsmt
Total Finished Floor SqFt:	3,622	5	
Unfinished Floor:	0	6	
Grand Total Floor Area:	3,622	7	
		8	
Total # Rooms:	16		
# Kitchens:	2		
Finished Levels:	3		
Crawl/Bsmt Height:			
Basement Area:	Fully Finished, Separate Entry		
Suite:	Unauthorized Suite		

Listing Broker(s): **RE/MAX Crest Westside (VanW7)**

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