



Active
R2195479
Board: V
House/Single Family

5366 BRAELAWN DRIVE
Burnaby North
Parkcrest
V5B 2H9

Residential Detached
\$1,500,000 (LP)
(SP) **M**



Sold Date:
Meas. Type: **Feet**
Depth / Size: **130**
Lot Area (sq.ft.): **7,930.00**
Flood Plain:
Rear Yard Exp: **West**
Council Apprv?:
If new, GST/HST inc?:

Frontage (feet): **61.00**
Bedrooms: **5**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**

Original Price: **\$1,500,000**
Approx. Year Built: **1972**
Age: **45**
Zoning: **R2**
Gross Taxes: **\$6,315.89**
For Tax Year: **2016**
Tax Inc. Utilities?: **No**
P.I.D.: **001-050-231**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Community, Electricity, Natural Gas, Water**

Style of Home: **2 Storey**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations: **Partly**
of Fireplaces: **3**
Fireplace Fuel: **Gas - Natural**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Torch-On**

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

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**
Parking: **Carpport; Multiple**
Dist. to Public Transit:
Title to Land: **Freehold NonStrata** Dist. to School Bus:

Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Laminate**

Legal: **PL NWP39264 LT 422 DL 126 LD 36**
Amenities: **None**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**
Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20' x 13'2	Below	Storage	7' x 2'11			x
Main	Dining Room	11'2 x 11'2	Below	Dining Room	12'2 x 10'3			x
Main	Kitchen	10'9 x 10'3	Below	Living Room	12'2 x 8'8			x
Main	Family Room	13'4 x 11'11	Below	Bedroom	10'4 x 10'2			x
Main	Eating Area	13'7 x 6'10	Bsmt	Kitchen	10'11 x 7'10			x
Main	Master Bedroom	13'3 x 10'9	Bsmt	Bedroom	11'11 x 10'4			x
Main	Bedroom	11' x 9'3	Bsmt	Utility	6'6 x 6'5			x
Main	Bedroom	10'7 x 9'7						x
Below	Foyer	11'5 x 10'11						x
Below	Mud Room	7'10 x 3'3						x

Finished Floor (Main):	1,516	# of Rooms:	17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,070	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Below	4	No	Pool:
Finished Floor (Total):	2,586 sq. ft.	Crawl/Bsmt. Height:		4				Garage Sz:
Unfinished Floor:	0	Beds in Basement:	1	5				Door Height:
Grand Total:	2,586 sq. ft.	Beds not in Basement:	4	6				
		Basement:	Fully Finished	7				
				8				

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

LOCATION! LOCATION! This UNIQUE SPANISH STYLE, 2 level, 5 Bedroom home is Nestled in a Cul De Sac on a quiet street. Very Spacious Living area & Dining rooms, Maple kitchen cabinets and Laminate flooring. This home also includes a self contained 2 Bedroom SUITE with separate entry & Insuite Laundry. Enjoy your LARGE back Yard year round & the covered patio for those rainy days. 5 minutes to Brentwood Mall, Whole Foods, Costco, Skvtrain, Transportation, Shopping. Burnaby North School catchment. Walking distance to Beecher Park, Trails, Bike path & More.

5366 BRAELAWN DRIVE

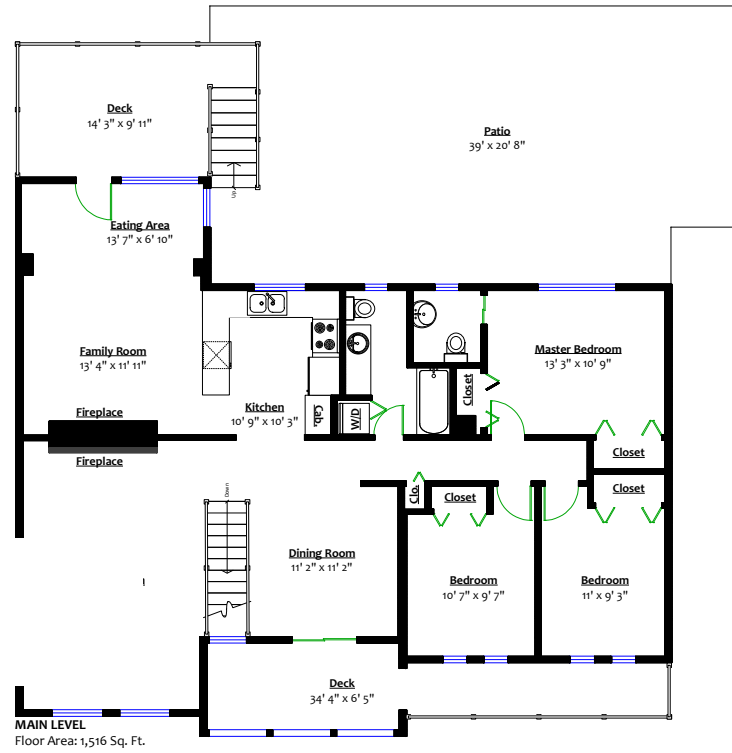
BURNABY, BC | V5B 2H9

5 BED | 3 BATH | 2,586 SQFT



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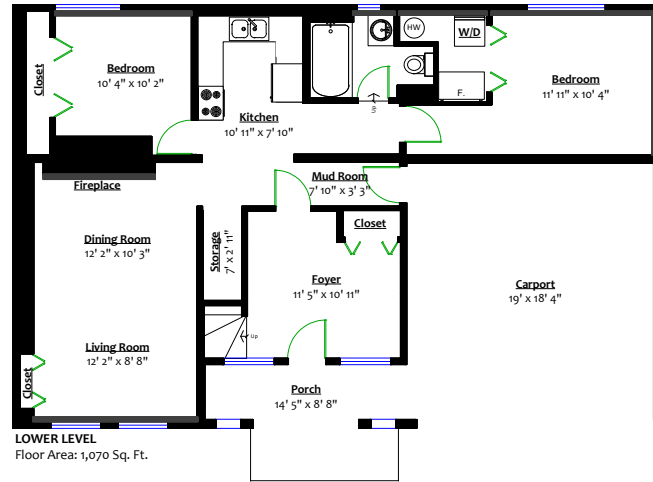




**5366 Braelawn Drive,
Burnaby, B.C.**

Totals**

Main Level:	1,516 sq. ft.	Porch:	114 sq. ft.
Lower Level:	1,070 sq. ft.	Carport:	361 sq. ft.
Total:	2,586 sq. ft.	Front Deck:	181 sq. ft.
		Back Deck:	153 sq. ft.
		Patio:	785 sq. ft.
		Total:	1,594 sq. ft.



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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

** Approx. based on interior measurements to exterior walls
*** Total square footage not taken from original blueprints