

Presented by:
Derek Kai PREC*
Rennie & Associates Realty Ltd.
Phone: 604-868-1666
dkai@rennie.com

rennie

4838 Frances Street, Burnaby

\$1,450,000



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Meticulously Kept Renovated home in the popular Capitol Hill Area. This 5 Bedroom 4 Bathroom home offers a fantastic layout & sits on a quiet street with a SOUTH FACING yard. Upstairs features separate living and dining room areas, gas fireplace, 3 bedrooms, ensuite in master & a patio to enjoy the South facing Sun and views towards Metrotown. Downstairs, offers a full 2nd kitchen, gas fireplace, 2 bedrooms with ensuite in bedroom & a 2 car attached garage. Renovations incl main floor kitchen downstairs, designer paint, new blinds & flooring throughout. Hot water tank & energy efficiency boiler replaced this year. Fantastic location for the growing family close to everything incl transit, shopping, restaurants & parks with schools within walking distance.

KEY INFORMATION

ADDRESS: 4838 Frances Street, Burnaby

AREA: Burnaby North - Capitol Hill

TYPE: 2 STOREYS

LOT SIZE: 33' x 122' (4,026 Sq Feet)

YEAR BUILT: 1992

MLS #: R2416741

TAXES: \$5,138.63 (2019)

FEATURES

BEDROOMS: 5 Bedrooms

BATHROOMS: 4 Bathrooms

of Kitchens: 2

EXPOSURE (YARD): South

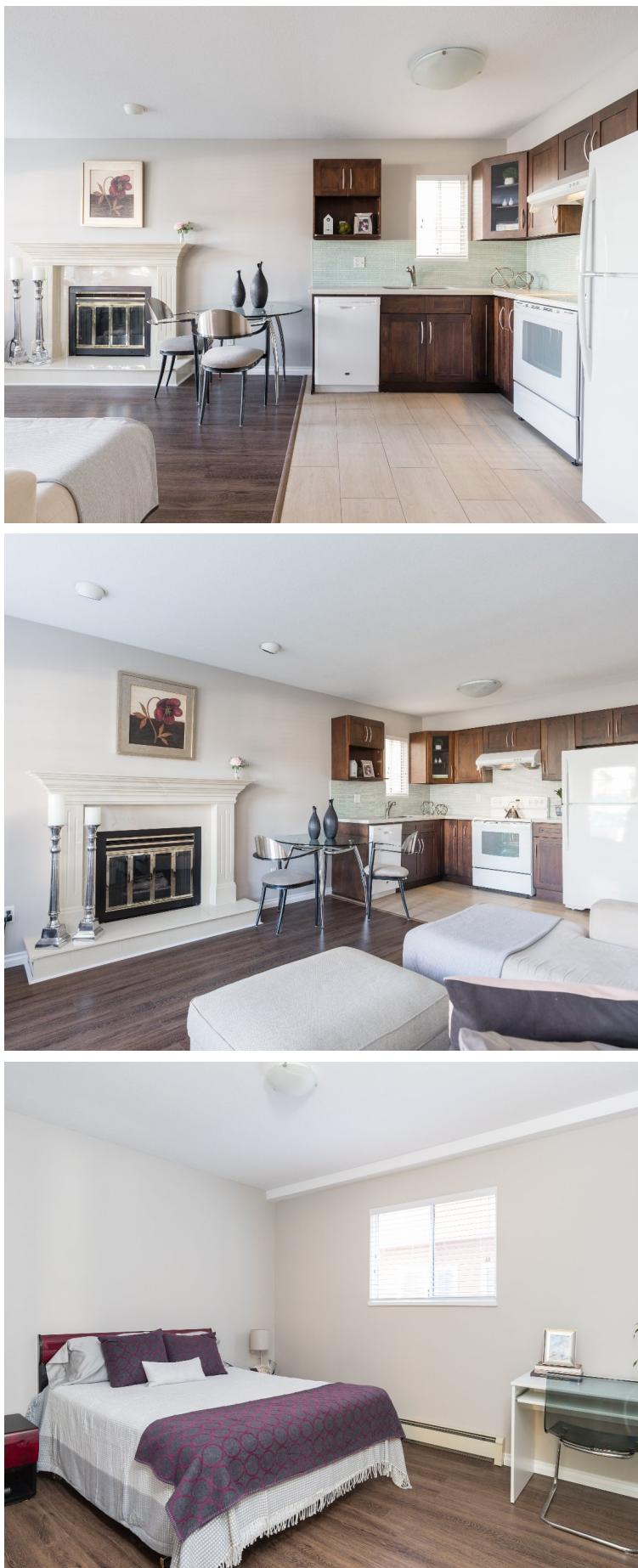
SQ FT: 2,384 SF

SCHOOLS: Confederation Park Elementary

Alpha Secondary

| Active | | 4838 FRANCES STREET | | Residential Detached | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|----------------------|---|-------------|---|---------------|------------------------|------------|--------------------------------|-----------|------|------------|-------------|----------|--------------|-------------------------|--------------|----------------|----------|---------|--------------|----------|-----------|-------|-------------------------|-------------|--------------|----------|---------|--------------|----------|------------|----------------|----------------------------|-------------|--------------|-------|-------|---------------|----------|-----------|-------|-------------------------|----------------------|----------------------|--|---|-------|----------|------------|--------------------------------|-------------------|----------|-------------------|----------|---|---|--|--|------------|--------------|----------------------|-----------------------|----------|---|---|--|--|---|-------|-------------|----------------|-------------|---|---|--|--|---|-------|-------------|---------------|--|---|---|--|--|---|-------|-------------|-------------|--|--|---|--|--|---|-------|----------------|-------------|--|--|---|--|--|---|
| Board: V | | Burnaby North | | \$1,450,000 (LP)  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| House/Single Family | | Capitol Hill BN | | (SP)  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| V5C 2S4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | <p>Sold Date: 33.00 Original Price: \$1,450,000 Meas. Type: Feet Bedrooms: 5 Approx. Year Built: 1992 Depth / Size: 122 Bathrooms: 4 Age: 27 Lot Area (sq.ft.): 4,026.00 Full Baths: 3 Zoning: R5 Flood Plain: Half Baths: 1 Gross Taxes: \$5,138.63 Rear Yard Exp: South For Tax Year: 2019 Council Apprv?: Tax Inc. Utilities?: No If new, GST/HST inc?: P.I.D.: 017-486-971 Tour: </p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| View: Yes: SOUTHERN VIEWS TO METROTOWN Complex / Subdiv: Services Connected: Electricity, Natural Gas Sewer Type: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style of Home: 2 Storey Construction: Frame - Wood Exterior: Brick, Vinyl Foundation: Concrete Perimeter Rain Screen: Renovations: Partly # of Fireplaces: 2 Fireplace Fuel: Natural Gas Water Supply: City/Municipal Fuel/Heating: Baseboard, Hot Water Outdoor Area: Balcony(s) Patio(s) Deck(s) Type of Roof: Tile - Concrete | | Total Parking: 6 Covered Parking: 2 Parking: Garage; Double Reno. Year: 2012 R.I. Plumbing: R.I. Fireplaces: Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmv'd: No Floor Finish: Laminate, Mixed | | Parking Access: Lane Dist. to Public Transit: NEAR Title to Land: Freehold NonStrata Dist. to School Bus: NEAR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal: LOT A, PLAN LMP1676, DISTRICT LOT 122, GROUP 1, NEW WESTMINSTER LAND DISTRICT Amenities: Garden, In Suite Laundry Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby Features: ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Security System | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> <th>Floor</th> <th>Type</th> <th>Dimensions</th> </tr> </thead> <tbody> <tr> <td>Main</td> <td>Kitchen</td> <td>9'10" x 7'8"</td> <td>Above</td> <td>Bedroom</td> <td>10'2" x 9'5"</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Main</td> <td>Living Room</td> <td>13'3" x 9'4"</td> <td>Above</td> <td>Bedroom</td> <td>10'2" x 9'5"</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Main</td> <td>Dining Room</td> <td>13'3" x 5'3"</td> <td>Above</td> <td>Patio</td> <td>21'3" x 4'11"</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Main</td> <td>Master Bedroom</td> <td>10'5" x 12'1"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Main</td> <td>Bedroom</td> <td>9'8" x 10'2"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Above</td> <td>Kitchen</td> <td>10' x 8'8"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Above</td> <td>Living Room</td> <td>16'2" x 12'11"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Above</td> <td>Dining Room</td> <td>13'6" x 10'9"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Above</td> <td>Family Room</td> <td>10' x 18'3"</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> <tr> <td>Above</td> <td>Master Bedroom</td> <td>13'9" x 11'</td> <td></td> <td></td> <td>x</td> <td></td> <td></td> <td>x</td> </tr> </tbody> </table> | | | | | | Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions | Main | Kitchen | 9'10" x 7'8" | Above | Bedroom | 10'2" x 9'5" | | | x | Main | Living Room | 13'3" x 9'4" | Above | Bedroom | 10'2" x 9'5" | | | x | Main | Dining Room | 13'3" x 5'3" | Above | Patio | 21'3" x 4'11" | | | x | Main | Master Bedroom | 10'5" x 12'1" | | | x | | | x | Main | Bedroom | 9'8" x 10'2" | | | x | | | x | Above | Kitchen | 10' x 8'8" | | | x | | | x | Above | Living Room | 16'2" x 12'11" | | | x | | | x | Above | Dining Room | 13'6" x 10'9" | | | x | | | x | Above | Family Room | 10' x 18'3" | | | x | | | x | Above | Master Bedroom | 13'9" x 11' | | | x | | | x |
| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Kitchen | 9'10" x 7'8" | Above | Bedroom | 10'2" x 9'5" | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Living Room | 13'3" x 9'4" | Above | Bedroom | 10'2" x 9'5" | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Dining Room | 13'3" x 5'3" | Above | Patio | 21'3" x 4'11" | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Master Bedroom | 10'5" x 12'1" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Main | Bedroom | 9'8" x 10'2" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Kitchen | 10' x 8'8" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Living Room | 16'2" x 12'11" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Dining Room | 13'6" x 10'9" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Family Room | 10' x 18'3" | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Above | Master Bedroom | 13'9" x 11' | | | x | | | x | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Finished Floor (Main):</th> <th>960</th> <th># of Rooms:</th> <th>13</th> <th>Bath</th> <th>Floor</th> <th># of Pieces</th> <th>Ensuite?</th> <th>Outbuildings</th> </tr> </thead> <tbody> <tr> <td>Finished Floor (Above):</td> <td>1,424</td> <td># of Kitchens:</td> <td>2</td> <td>1</td> <td>Main</td> <td>4</td> <td>No</td> <td>Barn:</td> </tr> <tr> <td>Finished Floor (Below):</td> <td>0</td> <td># of Levels:</td> <td>2</td> <td>2</td> <td>Main</td> <td>2</td> <td>Yes</td> <td>Workshop/Shed:</td> </tr> <tr> <td>Finished Floor (Basement):</td> <td>0</td> <td>Suite:</td> <td></td> <td>3</td> <td>Above</td> <td>5</td> <td>No</td> <td>Pool:</td> </tr> <tr> <td>Finished Floor (Total):</td> <td>2,384 sq. ft.</td> <td>Crawl/Bsmnt. Height:</td> <td></td> <td>4</td> <td>Above</td> <td>4</td> <td>Yes</td> <td>Garage Sz: 24'1 x 20'3"</td> </tr> <tr> <td>Unfinished Floor:</td> <td>0</td> <td>Beds in Basement:</td> <td>0</td> <td>5</td> <td></td> <td></td> <td></td> <td>Grg Dr Ht:</td> </tr> <tr> <td>Grand Total:</td> <td>2,384 sq. ft.</td> <td>Beds not in Basement:</td> <td>5</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>Basement:</td> <td>None</td> <td>7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>8</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | Finished Floor (Main): | 960 | # of Rooms: | 13 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings | Finished Floor (Above): | 1,424 | # 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: | | 3 | Above | 5 | No | Pool: | Finished Floor (Total): | 2,384 sq. ft. | Crawl/Bsmnt. Height: | | 4 | Above | 4 | Yes | Garage Sz: 24'1 x 20'3" | Unfinished Floor: | 0 | Beds in Basement: | 0 | 5 | | | | Grg Dr Ht: | Grand Total: | 2,384 sq. ft. | Beds not in Basement: | 5 | 6 | | | | | | | Basement: | None | 7 | | | | | | | | | 8 | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Main): | 960 | # of Rooms: | 13 | Bath | Floor | # of Pieces | Ensuite? | Outbuildings | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Above): | 1,424 | # 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: | | 3 | Above | 5 | No | Pool: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Finished Floor (Total): | 2,384 sq. ft. | Crawl/Bsmnt. Height: | | 4 | Above | 4 | Yes | Garage Sz: 24'1 x 20'3" | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Unfinished Floor: | 0 | Beds in Basement: | 0 | 5 | | | | Grg Dr Ht: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grand Total: | 2,384 sq. ft. | Beds not in Basement: | 5 | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Basement: | None | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 8 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Listing Broker(s): Rennie & Associates Realty Ltd.</p> <p>Meticulously Kept Renovated home in the popular Capitol Hill Area. This 5 Bedroom 4 Bathroom home offers a fantastic layout & sits on a quiet street with a SOUTH FACING yard. Upstairs features separate living and dining room areas, gas fireplace, 3 bedrooms, ensuite in master & a patio to enjoy the South facing Sun and views towards Metrotown. Downstairs, offers a full 2nd kitchen, gas fireplace, 2 bedrooms with ensuite in bedroom & a 2 car attached garage. Renovations incl main floor kitchen downstairs, designer paint, new blinds & flooring throughout. Hot water tank & energy efficiency boiler replaced this year. Fantastic location for the growing family close to everything incl transit, shopping, restaurants & parks with schools within walking distance.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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*PERSONAL REAL ESTATE CORPORATION. THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF AN EXISTING AGREEMENT(S). E.&O.E.

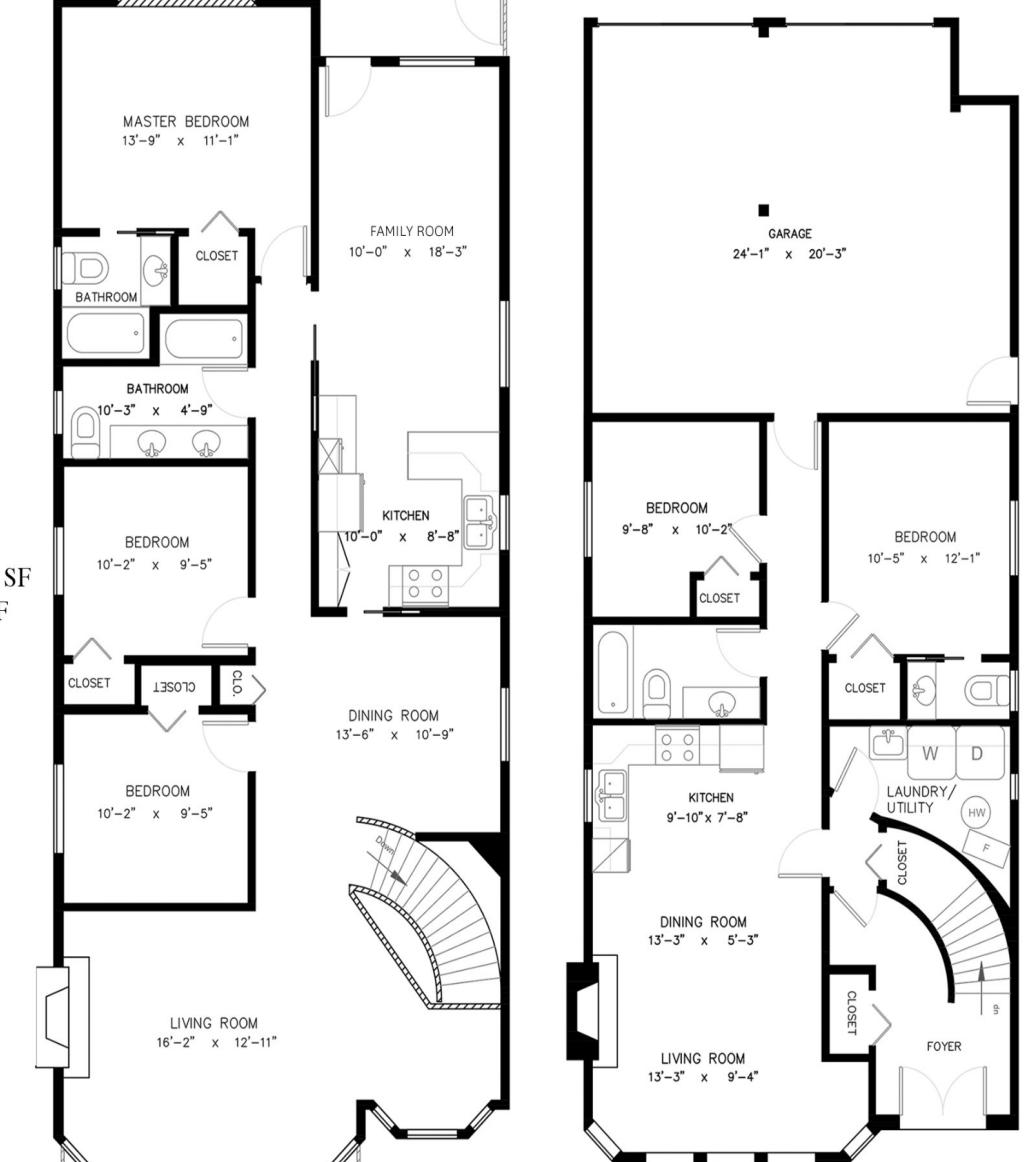
rennie



Upper Floor: 1424 SF
 Main Floor: 960 SF
 Total: 2384 SF

Garage: 511 SF
 Deck: 142 SF
 Balcony: 34 SF

Ceiling Height:
 Upper Floor: 8 ft
 Main Floor: 8 ft



Upper Floor

Main Floor

floor plan designed by ishot.ca Enterprises Inc.
 604.368.7979 ishot.ca



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