

FOR SALE & *for living*

7570 17th Avenue,
Burnaby



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Bright and well maintained split level 4 bedroom duplex centrally located within walking distance to schools, parks, shopping & transit. Home offers 2,187 square feet with spacious living areas, 3 bedrooms upstairs, and a bedroom and large recreation room downstairs. BONUS ADDITIONAL 222 square feet converted crawl space (not included in square footage) has been fully finished perfect for a kids playroom or home office. Large landscaped privately fenced back yard ideal for gardeners and sunny summer days. There is a covered deck off the kitchen for those rainy days. New Roof and hot water tank replaced in 2014, furnace replaced in 2013. Suite potential in basement with separate entrance.

INFORMATION YOU NEED TO KNOW:

PRICE	\$749,900
ADDRESS	7570 17th Avenue Burnaby
AREA	Burnaby East - Edmonds
TYPE	4 Bedrooms, 3 Bathroom
SQ FT	2,187 + 222 SF Finished Crawl Space
YEAR BUILT	1994
VIEW	Quiet Street
TAXES	\$3,436.38 (2014)
OUTDOOR	Back Deck and Backyard
MLS NO.	V1115777
LOT SIZE	3,728 Square Feet

INFORMATION YOU **want** TO KNOW:



Distance to Groceries:

0.3 km



Nearest Park

Hilda Park



Schools nearby:

0.2 km



Coffee shops within 1km:

7



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE A BREACH OF ANY EXISTING AGREEMENT(S).

Derek Kai

Personal Real Estate Corporation

604.868.1666 dkai@rennie.com
expertliving.ca

EXPERT *living*®

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&

ASSOCIATES
REALTY

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SCHOOLS

- **Elementary:** K - 7 Edmonds Elementary
- **Secondary:** 8 - 12 Byrne Creek Secondary
- **Early French Immersion:** K - 7 Marlborough Elementary
- **Late French Immersion:** 6 - 7 Armstrong Elementary
- **Secondary French Immersion:** 8 - 12 Cariboo Hill Secondary

UPDATES

- New Roof 2014
- New Hot Water Tank 2014
- New Furnace 2013



EXPERT living.

Danny Chow

Personal Real Estate Corporation

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&
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Presented by:

Derek Kai

Rennie & Associates Realty

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Email: dkai@rennie.com

Burnaby East, Edmonds BE

MLS# V1115777

Residential Attached

Active**7570 17TH AV, V3N 1L7**

List Price:	\$749,900	Previous Price:	
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-796-982
Lot SqFt:	3,729	Type:	1/2 Duplex
Exposure:	SE	Age at List Date:	21
Stories in Bldg:		Bedrooms:	4
Flood Plain:		Bathrooms:	3
Meas. Type:	FEET	Full Baths:	3
Fixtures Lsd:		Half Baths:	0
View:	Y - CURTAINS IN BEDROOM N - QUIET STREET		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	5	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Single		
Exterior:	Mixed, Stucco				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	2
Renovations:		Units in Development:		Total Units in Strata:	2
Flooring:	Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Forced Air	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	No Restrictions		
Mngmt Ph:		Maint Fee:	\$0.00		

Maint Charge Incl:	Other
Legal: PL LMS1452 LT 2 DL 30 LD 36 SL ON FORM 1 OR V	
Amenities: Garden, In Suite Laundry	
Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW	

Site Influences:	Central Location, Recreation Nearby, Shopping Nearby																																																																																																			
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REA Full Public

The enclosed information while deemed to be correct, is not guaranteed.

PREC* indicates Personal Real Estate Corporation.

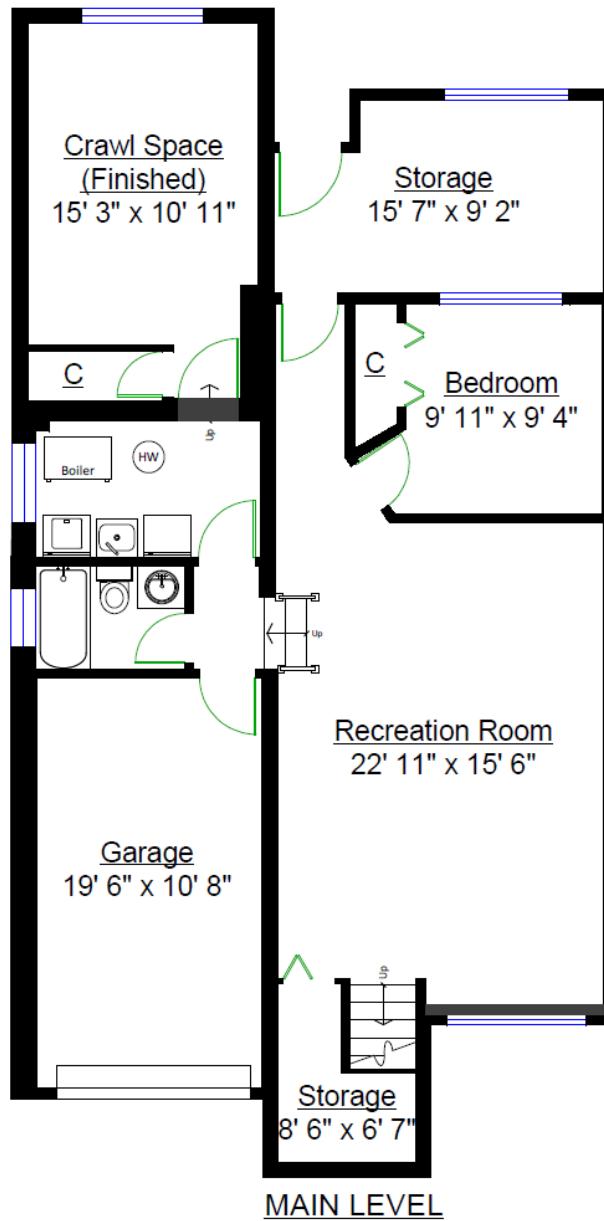
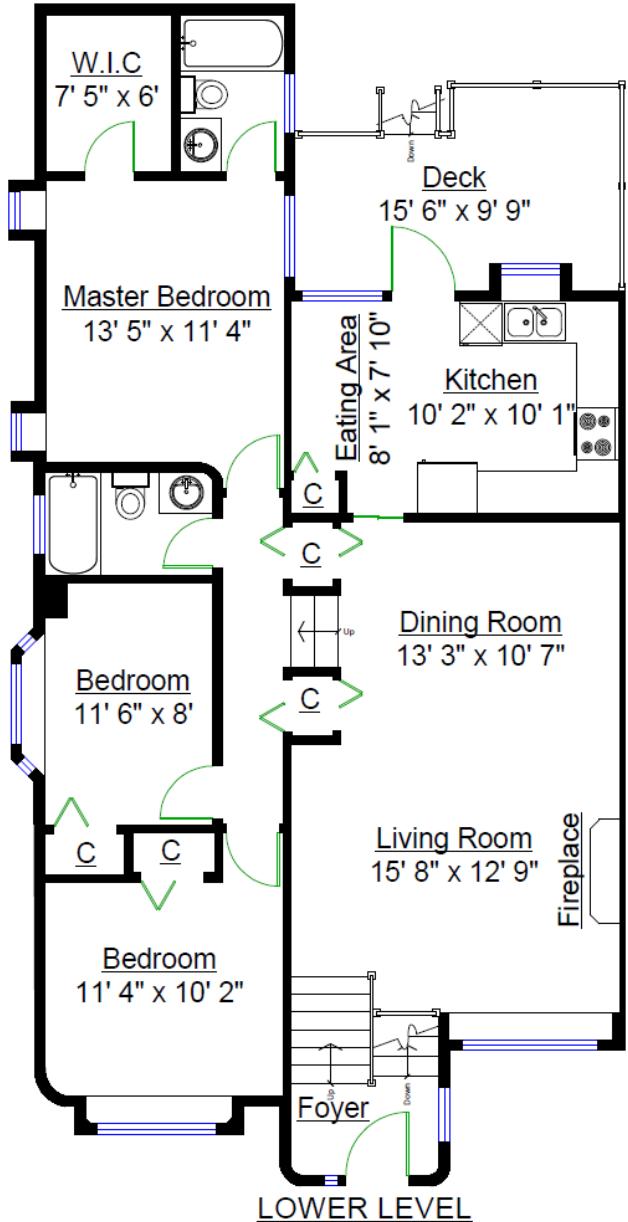
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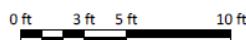


Totals**

Main Level:	1,249 sq. ft.
Lower Level:	793 sq. ft.
TOTAL:	2,042 sq. ft.
Storage:	145 sq. ft.
GRAND TOTAL:	2,187 sq. ft.

Other Areas

Crawl Space:	222 sq. ft.
Garage:	238 sq. ft.
Deck:	134 sq. ft.
TOTAL:	594 sq. ft.



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