

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).

EXPERT living.

Derek Kai

Personal Real Estate Corporation

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&
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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



Presented by:


Derek Kai

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Burnaby East, Edmonds BE
7570 17TH AV, V3N 1L7

MLS# V1115777

Residential Attached
Active

	List Price: \$749,900	Previous Price:	
	Subdiv/Complex:		
Frontage:	Approx Yr Blt:	1994	PID: 018-796-982
Depth/Size:			Type: 1/2 Duplex
Lot SqFt: 3,729	Age at List Date:	21	Zoning: R5
Exposure: SE	Bedrooms:	4	Taxes: \$3,436 (2014)
Stories in Bldg:	Bathrooms:	3	GST/HST Incl?:
Flood Plain:	Full Baths:	3	Tax Incl Utilities: No
Meas. Type: Feet	Half Baths:	0	Apprvl Req'd:
Fixtures Lsd:			
Fixt Removed: Y - CURTAINS IN BEDROOM			
View: 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		
Renovations:	Reno Year:	
Flooring: Mixed	Dist to Public Trans: 1	Dist to School/Bus: 2
Water Supply: City/Municipal	Units in Development:	Total Units in Strata: 2
Heat/Fuel: Electric, Forced Air	Locker:	
No. of Fireplaces: 1	Possession:	
Fireplace Fuel: Gas - Natural	Title to Land: Freehold Strata	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Seller's Interest: Registered Owner	
	Mortgage Info: \$0	
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph:	Bylaw Restrictions: No Restrictions	
	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**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'2 X 10'1	Below	Bedroom	9'11 X 9'4			
Main F.	Eating Area	8'1 X 7'10	Below	Storage	15'7 X 9'2			
Main F.	Dining	13'3 X 10'7						
Main F.	Living Room	15'8 X 12'9						
Main F.	Patio	15'6 X 9'9						
Main F.	Master Bedroom	13'5 X 11'4						
Main F.	Walk-In Closet	7'5 X 6'						
Main F.	Bedroom	11'6 X 8'						
Main F.	Bedroom	11'4 X 10'2						
Below	Recreation Room	22'11 X 15'6						

Floor Area (SqFt):	Total # Rooms: 12	Bathrooms:
Finished Floor Area Main: 1,249	Finished Levels: 2	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: Fully Finished, Separate Entry	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 938		3 4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 2,187	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6
Grand Total Floor Area: 2,187	# or % Rentals:	7
		8

Listing Broker(s): **Rennie & Associates Realty, Rennie & Associates Realty**

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REA Full Public

The enclosed information while deemed to be correct, is not guaranteed.
PREC* indicates Personal Real Estate Corporation.

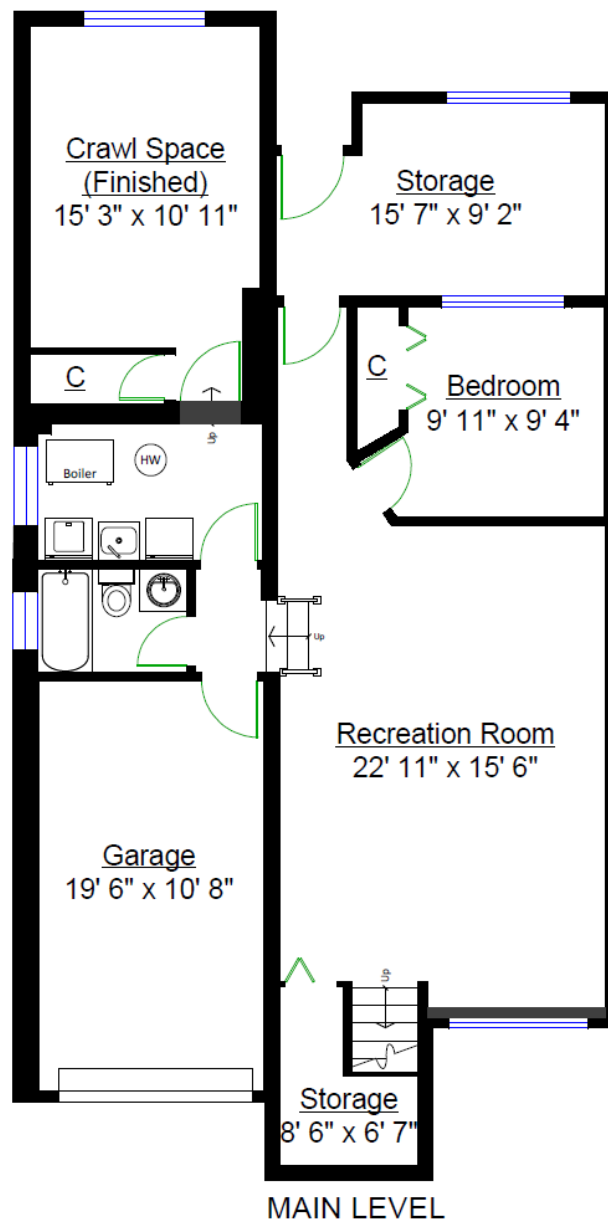
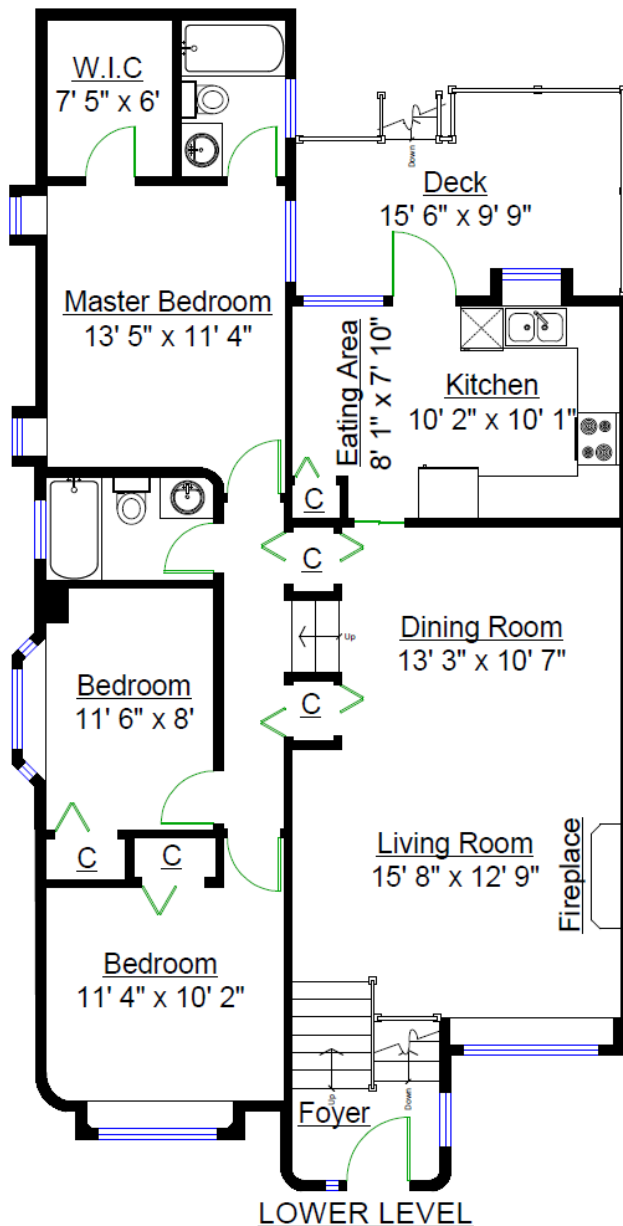
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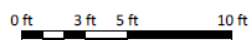


Totals**

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