

4 BEDROOM, 3 BATHROOM

# 1/2 DUPLEX!



**FULLY RENOVATED WITH BASEMENT SUITE!**



**\$549,900**



**(MLS# V742739) 8122 11<sup>th</sup> Ave, Burnaby East**

An absolute pleasure to show. Pride of ownership, like new, fully renovated 1/2 duplex (Side by side) on quiet, tree-lined street. New designer paint in and out, landscaping, garage door, radiant heating, laminate floors, stone face fireplace, crown mouldings & 9' vaulted ceiling in living/dining room. Brand new master & ensuite bath on main featuring new tile floor & shower tile, countertops & glass doors. New window treatments & Whirlpool washer dryer, baseboards, door & closet trim. Beautiful, private fenced backyard. Large storage/crawl space 20 x 25 plus 1 bedroom mortgage helper. You'll see why this is unbeatable value! A must see!

*CONTACT BRIAN TO BUY YOUR NEXT HOME  
WITH AN ULTRA-LOW INTEREST MORTGAGE RATE!*

**3.75%\***  
VARIABLE

**4.25%\***  
5YR CLOSED



**www.BrianVidas.com**

**BRIAN VIDAS**  
**604.671.5259**

**Brian@BrianVidas.com**

\*At December 10, 2008, the rate of 4.25% is available O.A.C. on a 5 year closed/locked term. Applicable mortgages only and subject to Finder Financial Services Ltd. lending criteria for residential properties. Available only to members who purchase a home through an approved Sutton agent who is registered with the Sutton Member Mortgage program. \*\*At December 10, 2008 the variable rate is prime plus .25% = 3.75% Based on current prime rate of 3.5%. Rate subject to change. Finder Financial Services Ltd. reserves the right to discontinue this offer at anytime. BC residents only. Terms and conditions apply. Finder Financial Services Ltd. is registered with the Financial Institutions Commission of BC - Registration# X027044MMB.

**CONTACT BRIAN WITH ANY QUESTIONS ABOUT THIS PROPERTY**