



Presented by:
Brian Vidas
 sutton-centre realty
 Phone: 604.671.5259
 Email: Brian@BrianVidas.com
 Website: www.BrianVidas.com



Burnaby South, Burnaby Hospital **MLS# V831058** Residential Detached
4262 MACDONALD AV, V5G 2Z6 **Sold**



List Price: \$649,800 Previous Price: Sold Price \$725,000
 Days on Market: 3 Original Price: \$649,800 Sold Date: 20-May-10

Complex/Subdiv:

Frontage: 66.00 ft	Bedrooms: 4	PID: 001-089-439
Depth/Size: 132	Bathrooms: 2	Type: House/Single Family
Lot Area SqFt: 8,712	Full Baths: 1	Approx Yr Blt: 1955
Rear Yard Exp:	Half Baths: 1	Age at List Date: 55
Meas Type: Feet	If New GST Incl:	Taxes: \$3,684 (2009)
Flood Plain:	Zoning: R4	

View:
 Serv. Connected: Natural Gas, Electricity, Sanitary Sewer, Water

Style of Home: 2 Storey	Total Parking:	Covered Parking:
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Mixed, Vinyl		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 2 BLKS
Type of Roof: Asphalt		Dist to School Bus: 2 BLKS
Renovations:	Reno Year:	Possession:
Flooring: Hardwood		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Baseboard, Electric, Forced Air		Mortgage Info: \$0
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings:
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed:		

Legal: PL 1436 DL 39 LT 2 LD 36 BLK 2 GROUP 1.
 Amenities:
 Site Influences: Central Location
 Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'9" X 11'5"			X			X
Main F.	Kitchen	14'10" X 10'			X			X
Main F.	Dining	9'10" X 8'1"			X			X
Main F.	Master Bedroom	11'9" X 10'6"			X			X
Main F.	Bedroom	11'9" X 8'6"			X			X
Main F.	Bedroom	10'5" X 10'2"			X			X
Below	Bedroom	15'4" X 13'7"			X			X
Below	Recreation Room	20' X 13'7"			X			X
Below	Workshop	27'6" X 14'8"			X			X
		X			X			

Floor Area (SqFt):		Bathrooms
Main Floor Area SqFt: 1,200	Total # Rooms: 9	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Up SqFt: 0	# Kitchens: 1	2 1 Piece; Ensuite: N; Level: Below
Finished Floor Down: 215	Finished Levels: 2	3
Finished Floor Bsmt SqFt: 0	Crawl/Bsmt Height: 4	4
Total Finished Floor SqFt: 1,415	Basement Area: Full	5
		6
Unfinished Floor: 985	Suite:	7
Grand Total Floor Area: 2,400		8

Listing Broker(s): Sutton Centre Realty

Location, location, location! Large 66 x 132 size lot in Prime Burnaby Hospital neighbourhood on super quiet street. This 2400sf 2 level bungalow is an extreme handyman special. Value is mainly in land. Home has a few double glazed windows, hardwood on the main and new furnace and ducting in 2001.