



Presented by:
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Burnaby South, VBSSS (South Slope) Residential Detached
5291 CARSON ST MLS # V693008 **Sold**



List Price:	\$ 675,000	Sold Price:	\$ 665,000	Days on Market:	26
		Sold Date:	29-Mar-08		
Previous Price:	\$ 715,000	Complex/Subdiv:	SOUTH SLOPE		
Original Price:	\$ 770,000	Postal Code:	V5J 2Z3		
Frontage:	73.00 ft	Type:	HOUSE		
Depth/Size:	121	Approx Yr Blt:	1955		
Lot Area SqFt:	8,833	Age at List Date:	53		
Rear Yard Exp:	North	Bathrooms:	3		
Meas Type:	Feet	Full Baths:	2		
Flood Plain:	Yes	Half Baths:	1		
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water		Taxes:	\$3,638 / 2007	
View:	Yes- SOUTH		If New GST Incl:		
		Occupancy:	Owner		

Style of Home:	Basement Entry / 2 Storey		Total Parking:	Covered Parking: 2	
Construction:	Concrete / Frame - Wood		Parking Access:	Lane / Rear	
Foundation:	Concrete Perimeter		Parking Facilities:	Add. Parking Avail. / Garage:	
Exterior:	Mixed			Double	
Rainscreen:			Dist to Public Trans:	CLOSE	Dist to School Bus: CLOSE
Type of Roof:	Other		Possession:		
Renovations:		Reno Year: 1996	Title to Land:	Freehold NonStrata	
Flooring:	Tile		Seller's Interest:	Registered Owner /	
Water Supply:	City/Municipal		Mortgage Info:	0 /	
Heat/Fuel:	Baseboard / Electric / Natural Gas		Property Disclosure:	Y	
No. of Fireplaces:	1	R/I Fireplaces:	Roughed in Plumb:	N	
Fireplace Fuel:	Gas - Natural		Fixtures Leas:	No	
Outdoor Area:	Fenced Yard		Fixt Removed:	No	
Pad Rental:					
Out Buildings:					

Legal: PL 1843 LT 13 DL 158 LD 37 PID: 002-840-065
 Amenities:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Garage Door Opener / Microwave / Satellite Dish / Smoke Alarm / Storage Shed / Stove / Other - See Remarks / Security - RI
 Site Influences: Central Location / Golf Course Nearby / Lane Access / Private Setting / Private Yard / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'2" X 15'			X			X
Main F.	Kitchen	14'3" X 11'			X			X
Main F.	Family Room	12' X 12'			X			X
Main F.	Entrance Hall	8' X 4'5"			X			X
Main F.	Bedroom	9'4" X 9'5"			X			X
Below	Recreation Room	15'2" X 10'10"			X			X
Below	Bedroom	8'6" X 8'8"			X			X
Below	Bedroom	14' X 8'5"			X			X
Below	Living Room	11'9" X 9'			X			X
		X			X			

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	915	Total # Rooms:	9	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	1	2	3 Piece; Ensuite: N; Level: Below
Finished Floor Down:	915	Finished Levels:	2	3	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	1,830	Basement Area:	Partly Finished	5	
				6	
Unfinished Floor:	0	Suite:	None	7	
Grand Total Floor Area:	1,830			8	

Listing Broker(s): RE/MAX Central

Cozy and nestled on the high side of Carson. Huge 73 x 121 lot with southern views in prime South Slope location. Totally updated house in an exquisite park-like setting. Five minutes from Metrotown. Large windows & skylight, kitchen boasts beautiful marble counter tops & tiled floors with lots of cupboard space. A must see.