



Presented by:
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Burnaby South, Upper Deer Lake Residential Attached
5736 BURNS PL, V5H 1W8 MLS# V768194 Sold



List Price: \$698,000	Previous Price: \$678,000	Sale Price: \$675,000
Days on Market: 80	Original Price: \$678,000	Sale Date: 10-Aug-09

Subdiv/Complex:
 Frontage: 0.00 Approx Yr Blt: 2005 PID: 026-358-620
 Depth/Size: Age at List Date 4 Type: 1/2 Duplex
 Lot SqFt: 4,431 Bedrooms: 4 Zoning: R4
 Exposure: Bathrooms: 4 Taxes: \$3,471 (2008)
 Stories in Bldg: Full Baths: 3 Gst Incl:
 Flood Plain: Half Baths: 1 Apprvl Reqd:
 Meas. Type: Feet Tax Incl Utils: No
 Fixtures Lsd: N
 Fixt Removed: N
 View: Y - MOUNTAINS AND CITY VIEW

Style of Home: 2 Storey	Total Parking: 3	Covered Parking: 1
Construction: Frame - Wood	Parking Stall #:	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Stucco	Parking Facilities: Garage; Single	
Rain Screen: R/I Plumbing:		
Type of Roof: Tile - Concrete	Dist to Public Trans:	Dist to School/Bus:
Renovations: Reno Year:	Units in Development:	Total Units in Strata:
Flooring: Hardwood, Laminate, Wall/Wall/Mixed	Locker:	Locker #:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Radiant	Title to Land: Freehold NonStrata	
No. of Fireplaces: 1 R/I Fireplaces:	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s), Fenced Yard		
Mngmt Co:	Property Disclosure: Y	
Mngmt Ph: Maint Fee:	Bylaw Restrictions:	

Maint Charge Incl:
 Legal: PL BCS 1424 LT 1 DL 93 LD 36 GRP 1
 Amenities:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Security System
 Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'2 X 13'8	Above	Porch (enclosed)	12' X 10'4			
Main F.	Kitchen	10'8 X 10'						
Main F.	Dining	13'8 X 11'						
Main F.	Family Room	14'7 X 11'9						
Main F.	Recreation Room	17' X 12'						
Main F.	Bedroom	10'7 X 10'						
Main F.	Laundry	10' X 12'						
Above	Master Bedroom	13'6 X 12'						
Above	Bedroom	12'6 X 10'						
Above	Bedroom	10' X 10'						

Floor Area (SqFt):	Total # Rooms: 11	Bathrooms
Finished Floor Area Main: 1,305	Finished Levels: 2	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 746	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4 4 Piece; Ensuite: N; Level: Above
Total Finished Floor Area: 2,051	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6
Grand Total Floor Area: 2,051	# or % Rentals:	7
		8

Listing Broker(s): (1) Sutton Centre Realty

Beautiful 1/2 duplex 2050 sq ft in a quiet cul-de-sac located in Upper Deer Lake. Only one step to Kisbey Park, close to recreation, schools, transit and Metrotown shopping. Enjoy breathtaking mountain and city views. Large and bright master bedroom, laminate and tile flooring on main. Large, fully fenced backyard with southern exposure and a covered side porch. Use the all finished 1 bedroom suite as a mortgage helper (\$720 monthly rent). Unbeatable value in one of Burnaby's best neighbourhoods.