



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



Burnaby South, VBSUD (Upper Deer Lake) Residential Detached
6536 RANDOLPH AV MLS # **V753802** **Sold**



List Price:	\$658,000	Sold Price:	\$625,000	Days on Market:	44
		Sold Date:	03-Apr-09		
Previous Price:		Complex/Subdiv:			
Original Price:	\$658,000	Postal Code:	V5H 3W4	Type:	HOUSE
Frontage:	33.00 ft			Approx Yr Blt:	1988
Depth/Size:	123			Age at List Date:	21
Lot Area SqFt:	0	Bedrooms:	6	Age at List Date:	21
Rear Yard Exp:	East	Bathrooms:	3	Zoning:	R9
Meas Type:	Feet	Full Baths:	3	Taxes:	\$3,359 /2008
Flood Plain:		Half Baths:	0	If New GST Incl:	
Serv. Connected:	Electricity			Occupancy:	Owner
View:	Yes- MOUNTAIN VIEW				

Style of Home:	2 Storey	Total Parking:	3	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Mixed / Vinyl				
Rainscreen:		Dist to Public Trans:		Dist to School Bus:	
Type of Roof:	Tile - Concrete	Possession:			
Renovations:		Title to Land:	Freehold NonStrata		
Flooring:	Laminate/ Mixed	Renovation Year:			
Water Supply:	City/Municipal	Seller's Interest:	Registered Owner /		
Heat/Fuel:	Hot Water	Mortgage Info:	0 /		
No. of Fireplaces:	1	R/I Fireplaces:		Property Disclosure:	N - UPON ACCEPTED OFFER
Fireplace Fuel:	Gas - Natural			Roughed in Plumb:	
Outdoor Area:	None			Fixtures Leas:	No
Pad Rental:				Fixt Removed:	No
Out Buildings:					

Legal: PL 75570 LT B DL 93 LD 37 PID: 008-373-990
 Amenities:
 Features Incl:
 Site Influences: Central Location / Private Setting / Private Yard / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'6" X 13'0"	Below	Kitchen	13'0" X 11'0"			X
Main F.	Kitchen	10'0" X 10'0"	Below	Bedroom	11'0" X 10'6"			X
Main F.	Dining	12'0" X 10'6"	Below	Bedroom	11'0" X 9'0"			X
Main F.	Eating Area	10'0" X 9'6"	Below	Bedroom	11'0" X 9'0"			X
Main F.	Master Bedroom	13'9" X 11'0"	Below	Laundry	8'0" X 8'0"			X
Main F.	Bedroom	10'6" X 9'0"						X
Main F.	Bedroom	10'6" X 9'0"						X
Main F.	Den	5'0" X 13'0"						X
Main F.	Entrance Hall	7'0" X 8'0"						X
Below	Living Room	13'0" X 13'0"						X

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,425	Total # Rooms:	15	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,001	Finished Levels:	2	3	4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	2,426	Basement Area:	Fully Finished	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	2,426			8	

Listing Broker(s): Sutton Grp West Coast (Van49), Sutton Grp West Coast (Van49)

Popular Van Special in Upper Lake location close to Metrotown. 6 bdrms plus an open den, large living room with gas F/P and sliding door to front balcony. Formal dining room plus good size nook. Oak kitchen w/ deluxe granite countertop, access to sundeck overlooking backyard, engineered hardwood laminate on main and stairway. 3 bdrms up & 2 full baths (incl master ensuite). Main bath w/ double sinks & skylight. 3 bdrm self-contained in-law suite (or flexible one bdrm for upstairs use). Walking distance to Windsor Elem School.