



Presented by:
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Burnaby East, VBEBE (East Burnaby) Residential Detached
7325 2ND ST MLS # **V720516** **Sold**



List Price:	\$699,000	Sold Price:	\$660,000	Days on Market:	3
		Sold Date:	05-Jul-08		
Previous Price:		Complex/Subdiv:			
Original Price:	\$699,000	Postal Code:	V3N 3P9	Type:	HOUSE
Frontage:	38.50 ft			Approx Yr Blt:	1986
Depth/Size:	138			Age at List Date:	22
Lot Area SqFt:	0	Bedrooms:	5	Zoning:	R9
Rear Yard Exp:	Southwest	Bathrooms:	3	Taxes:	\$3,550 /2007
Meas Type:	Feet	Full Baths:	3	If New GST Incl:	
Flood Plain:		Half Baths:	0	Occupancy:	Owner
Serv. Connected:	Electricity / Natural Gas / Sanitary Sewer / Storm Sewer / Water				
View:					

Style of Home:	2 Storey	Total Parking:	4	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Rear / Lane		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Stone / Vinyl				
Rainscreen:		Dist to Public Trans:		Dist to School Bus:	
Type of Roof:	Asphalt	Possession:			
Renovations:		Reno Year:		Title to Land:	Freehold NonStrata
Flooring:				Seller's Interest:	Registered Owner /
Water Supply:	City/Municipal			Mortgage Info:	0 /
Heat/Fuel:	Forced Air / Natural Gas				
No. of Fireplaces:	2	R/I Fireplaces:		Property Disclosure:	Y
Fireplace Fuel:	Gas - Natural / Wood			Roughed in Plumb:	
Outdoor Area:	Sundeck(s)			Fixtures Leas:	No
Pad Rental:				Fixt Removed:	
Out Buildings:					

Legal: PL 71265 LT 1 DL 27 LD 37 PID: 003-817-245
 Amenities:
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings
 Site Influences: Private Setting / Recreation Nearby / Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'3 X 14'	Below	Bedroom	15' X 11'			X
Main F.	Kitchen	12' X 10'	Below	Bedroom	11'9 X 9'			X
Main F.	Dining	13' X 10'3	Below	Other	20' X 11'			X
Main F.	Nook	12' X 10'	Below	Storage	11' X 10'4			X
Main F.	Master Bedroom	16'9 X 11'9	Below	Entrance Hall	12' X 10'			X
Main F.	Bedroom	10'6 X 10'2						X
Main F.	Bedroom	12' X 9'						X
Main F.	Family Room	16' X 12'						X
Below	Living Room	15' X 11'8						X
Below	Kitchen	15' X 12'6						X

Floor Area (SqF)		Total # Rooms:		Bathrooms	
Main Floor Area SqFt:	1,624	Total # Rooms:	15	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Up SqFt:	0	# Kitchens:	2	2	5 Piece; Ensuite: N; Level: Main F.
Finished Floor Down:	1,600	Finished Levels:	2	3	4 Piece; Ensuite: N; Level: Below
Finished Floor Bsmt SqFt:	0	Crawl/Bsmt Height:		4	
Total Finished Floor SqFt:	3,224	Basement Area:	Full, Separate Entry	5	
				6	
Unfinished Floor:	0	Suite:	Unauthorized Suite	7	
Grand Total Floor Area:	3,224			8	

Listing Broker(s): Sutton Grp West Coast (VanCam)

Mountain view, clean & neat. 1/2 block to Robert Bby Park. Large Vancouver Special over 3200 sf. Attached double garage w/ back lane. 20x20 sundeck. 3 bdrm up w/ 2 bdrm suite down. Potential 2nd suite down. 5 yrs new roof. Open to offers.