



Presented by:
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East Burnaby, Burnaby East Residential Attached
8122 11TH AV MLS # V742739 Sold



List Price:	\$549,900	Sale Price:	\$524,000	Days on Market:	34
Original Price:	\$549,900	Sale Date:	08-Dec-08		
Frontage:	30.40	Subdiv/Complex:			
Depth/Size:	146.3	View:			
Lot SqFt:	4,447	Postal Code:	V3N 2N9	Type:	1/2 Duplex
Exposure:		Bedrooms:	4	Approx Yr Bilt:	1994
Stories in Bldg:		Bathrooms:	3	Age at List Date:	14
Flood Plain:		Full Baths:	3	Zoning:	DUPLEX
Meas. Type:	Feet	Half Baths:	0	Taxes:	\$2,938 / 2008
Fixtures Lsd:				Gst Incl:	
Fixt Removed:				Apprvl Req:	
				Occupancy:	Owner
				Tax Incl Utils:	N

Style of Home:	Rancher/Bungalow w/Bsmt.	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Rear		
Exterior:	Brick / Stucco	Parking Facilities:	Garage; Single		
Rain Screen:					
Type of Roof:	Tile - Concrete	Dist to Public Trans:	1 BLK	Dist to School/Bus:	NEARBY
Renovations:	Completely	Units in Development:		Total Units in Strata:	
Flooring:	Laminate / Other	Locker:		Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Radiant	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Sundeck(s)				
Mngmt Co/Phone:		Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$0.00	Bylaw Restrictions:	No Restrictions		

Maint Charge Incl:
 Legal: PL LMS1399 LT 2 DL 27 LD 37 PID: 018-753-973
 Amenities: Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System, Vaulted Ceiling
 Site Influences: Central Location, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'	Below	Eating Area	6' X 6'			
Main F.	Kitchen	15' X 11'	Main F.	Storage	20' X 25'			
Main F.	Dining	12' X 9'						
Main F.	Master Bedroom	14' X 13'						
Main F.	Bedroom	13'4 X 8'3						
Main F.	Bedroom	9'5 X 9'2						
Below	Living Room	18' X 12'						
Below	Kitchen	12' X 7'						
Below	Bedroom	14'3 X 11'4						
Below	Laundry	9' X 8'						

Floor Area (SqFt):	Total # Rooms:	12	Bathrooms
Finished Floor Area Main:	Finished Levels:	2	1 3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	Crawl, Fully Finished	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets; Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

PRICED TO SELL. \$60,000 below bank appraisal! Fully renovated side by side 1/2 duplex like brand new. \$50,000 spent on renovations. This quality home shows like a 10+. Too many updates and features to list. Come see why this is the best mid 90's duplex on the market guaranteed and even offers a 1 bedroom basement suite as a mortgage helper. Visit this property and you will see that it shows better than the photos. You'll enjoy a beautiful fenced backyard & back porch with a city view and comes with 20 x 25 ft storage crawl space. Put this beauty on your list to visit. You will not be disappointed!! 3.75% variable or 4.25% 5 year fixed/closed mortgage available OAC.