



Presented by:
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Active
R2450584
 Board: V
 House/Single Family

4823 BRENTLAWN DRIVE
 Burnaby North
 Brentwood Park
 V5C 3V4

Residential Detached
\$1,495,000 (LP)
 (SP)



Sold Date: Frontage (feet): **51.31** Original Price: **\$1,495,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1954**
 Depth / Size: **122.01** Bathrooms: **2** Age: **66**
 Lot Area (sq.ft.): **6,258.57** Full Baths: **1** Zoning: **R10**
 Flood Plain: Half Baths: **1** Gross Taxes: **\$5,225.84**
 Rear Yard Exp: **North** For Tax Year: **2019**
 Council Apprv?: Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **009-855-904**
 Tour: [Virtual Tour URL](#)

View: **Yes: Mountain Views**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **Sanitation**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Vinyl**
 Foundation: **Concrete Perimeter**
 Rain Screen: **No**
 Renovations: Reno. Year:
 # of Fireplaces: **2** R.I. Plumbing:
 Fireplace Fuel: **Natural Gas** R.I. Fireplaces:
 Water Supply: **City/Municipal** Metered Water:
 Fuel/Heating: **Forced Air, Natural Gas**
 Outdoor Area: **Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **DetachedGrge/Carport**
 Dist. to Public Transit: Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **No**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Legal: **LOT 22 BLOCK 66 PLAN NWP13744 DISTRICT LOT 123 LAND DISTRICT 1 LAND DISTRICT 36**

Amenities: **None**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **Clothes Washer/Dryer, Oven - Built In, Refrigerator, Stove**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'11 x 11'9			x			x
Main	Dining Room	9' x 11'10			x			x
Main	Kitchen	15'3 x 9'5			x			x
Main	Bedroom	11'4 x 11'6			x			x
Main	Bedroom	12'10 x 12'9			x			x
Bsmt	Recreation Ro...	16' x 14'10			x			x
Bsmt	Nook	8' x 7'			x			x
Bsmt	Flex Room	22' x 11'			x			x
Bsmt	Laundry	15' x 6'			x			x
Bsmt	Workshop	11'2 x 13'9			x			x

Finished Floor (Main):	1,105	# of Rooms:10	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Bsmt	2	No	Workshop/Shed:
Finished Floor (Basement):	1,060	Suite: None	3			No	Pool:
Finished Floor (Total):	2,165 sq. ft.	Crawl/Bsmt. Height:	4			No	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5			No	Grg Dr Ht:
Grand Total:	2,165 sq. ft.	Basement: Full	6			No	
			7			No	
			8			No	

Listing Broker(s): **RE/MAX Treeland Realty** **RE/MAX Treeland Realty**

Location, location, location!!! Wow! This is a RARE and generational opportunity that has never been on the market before! This cozy 2 bed, 2 bath, 2 car detached garage, original home is situated on Brentlawn Dr, the most prestigious street in Brentwood. Nestled on the highest peak of a quiet street lined with cherry blossoms, this home offers unobstructed views of the both the North Shore Mountains and the Metrotown skyline. 5 min walk to the brand-new Brentwood Mall, movie theatres, skytrain, bus, restaurants, schools, and you're in the center of it all. Newer roof, fence, updated windows and a stamped concrete walkway that leads you to the backyard sanctuary. Immediate possession available, this won't last long!