

Presented by:
Derek Kai PREC*
Rennie & Associates Realty Ltd.
Phone: 604-868-1666
dkai@rennie.com

rennie

4838 Frances Street, Burnaby

\$1,450,000



Meticulously Kept Renovated home in the popular Capitol Hill Area. This 5 Bedroom 4 Bathroom home offers a fantastic layout & sits on a quiet street with a SOUTH FACING yard. Upstairs features separate living and dining room areas, gas fireplace, 3 bedrooms, ensuite in master bedroom & a patio to enjoy the South facing Sun and views towards Metrotown. Downstairs, offers a full 2nd kitchen, gas fireplace, 2 bedrooms with ensuite in bedroom & a 2 car attached garage. Renovations include a new 2nd kitchen downstairs, designer paint, new blinds & flooring throughout. Hot water tank & energy efficiency boiler replaced this year. Fantastic location for the growing family close to everything incl transit, shopping, restaurants & parks with schools within walking distance.



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Active
R2416741

Board: V
House/Single Family

4838 FRANCES STREET		Residential Detached						
		\$1,450,000 (LP) 						
		(SP) 						
Sold Date:	33.00	Frontage (feet):	33.00					
Meas. Type:	Feet	Bedrooms:	5					
Depth / Size:	122	Bathrooms:	4					
Lot Area (sq.ft.):	4,026.00	Full Baths:	3					
Flood Plain:		Half Baths:	1					
Rear Yard Exp:	South	Original Price:	\$1,450,000					
Council Apprv?:		Approx. Year Built:	1992					
If new, GST/HST inc?:		Age:	27					
		Zoning:	R5					
		Gross Taxes:	\$5,138.63					
		For Tax Year:	2019					
		Tax Inc. Utilities?:	No					
		P.I.D.:	017-486-971					
		Tour:						
View:	Yes: SOUTHERN VIEWS TO METROTOWN							
Complex / Subdiv:								
Services Connected:	Electricity, Natural Gas							
Sewer Type:								
Style of Home:	2 Storey	Total Parking:	6					
Construction:	Frame - Wood	Covered Parking:	2					
Exterior:	Brick, Vinyl	Parking Access:	Lane					
Foundation:	Concrete Perimeter	Parking:	Garage; Double					
Rain Screen:		Dist. to Public Transit:	NEAR					
Renovations:	Partly	Title to Land:	Freehold NonStrata					
# of Fireplaces:	2	R.I. Plumbing:						
Fireplace Fuel:	Natural Gas	R.I. Fireplaces:						
Water Supply:	City/Municipal	Metered Water:						
Fuel/Heating:	Baseboard, Hot Water							
Outdoor Area:	Balcony(s) Patio(s) Deck(s)							
Type of Roof:	Tile - Concrete							
Legal:	LOT A, PLAN LMP1676, DISTRICT LOT 122, GROUP 1, NEW WESTMINSTER LAND DISTRICT							
Amenities:	Garden, In Suite Laundry							
Site Influences:	Central Location, Private Setting, Recreation Nearby, Shopping Nearby							
Features:	ClthWsh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Security System							
Floor	Type	Dimensions						
Main	Kitchen	9'10" x 7'8"	Floor	Type	Dimensions			
Main	Living Room	13'3" x 9'4"	Above	Bedroom	10'2" x 9'5"	x		
Main	Dining Room	13'3" x 5'3"	Above	Bedroom	10'2" x 9'5"	x		
Main	Master Bedroom	10'5" x 12'1"	Above	Patio	21'3" x 4'11"	x		
Main	Bedroom	9'8" x 10'2"				x		
Above	Kitchen	10' x 8'8"				x		
Above	Living Room	16'2" x 12'11"				x		
Above	Dining Room	13'6" x 10'9"				x		
Above	Family Room	10' x 18'3"				x		
Above	Master Bedroom	13'9" x 11'				x		
Finished Floor (Main):	960	# of Rooms:	13	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,424	# of Kitchens:	2	1	Main	4	No	Barn:
Finished Floor (Below):	0	# of Levels:	2	2	Main	2	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3	Above	5	No	Pool:
Finished Floor (Total):	2,384 sq. ft.	Crawl/Bsmt. Height:		4	Above	4	Yes	Garage Sz: 24'1 x 20'3
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 5	5				Grg Dr Ht:
Grand Total:	2,384 sq. ft.	Basement: None		6				
				7				
				8				
Listing Broker(s): Rennie & Associates Realty Ltd.								
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RED Full Public

The enclosed information, while deemed to be correct, is not guaranteed.

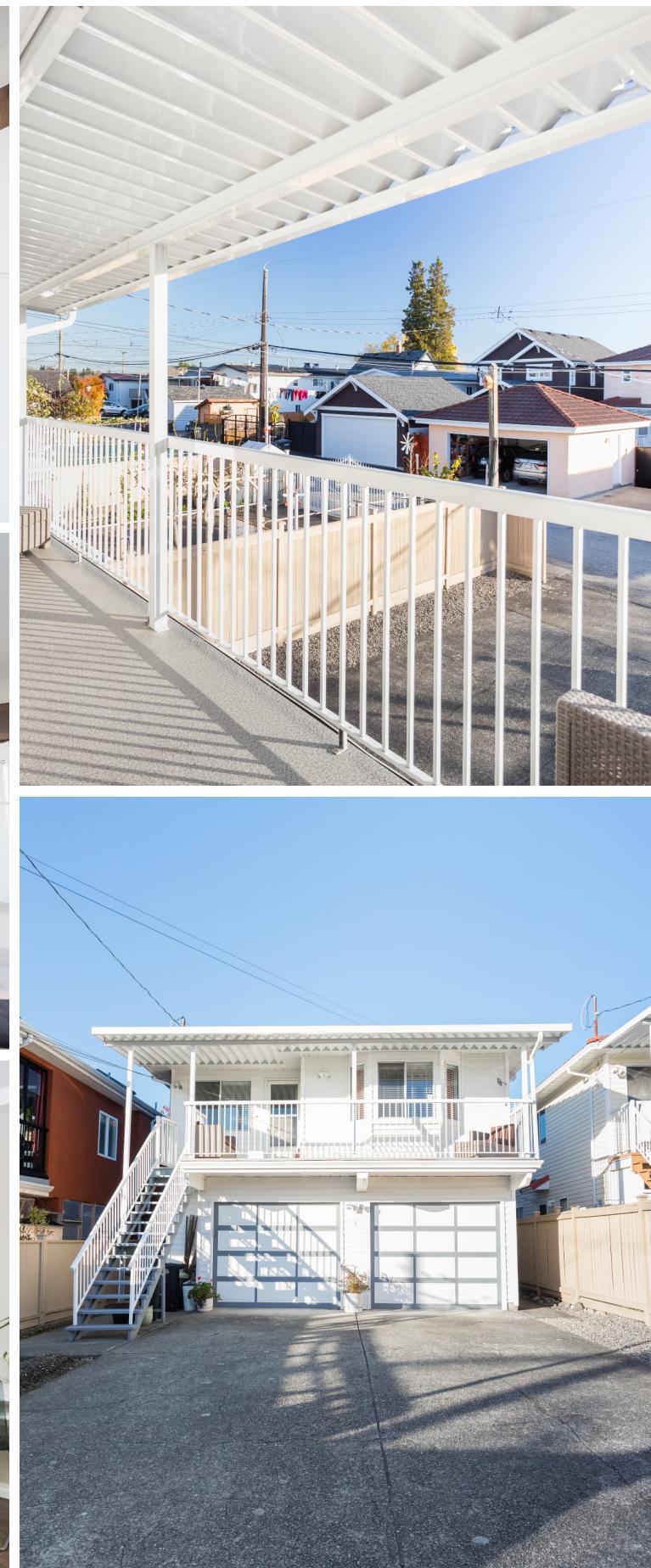
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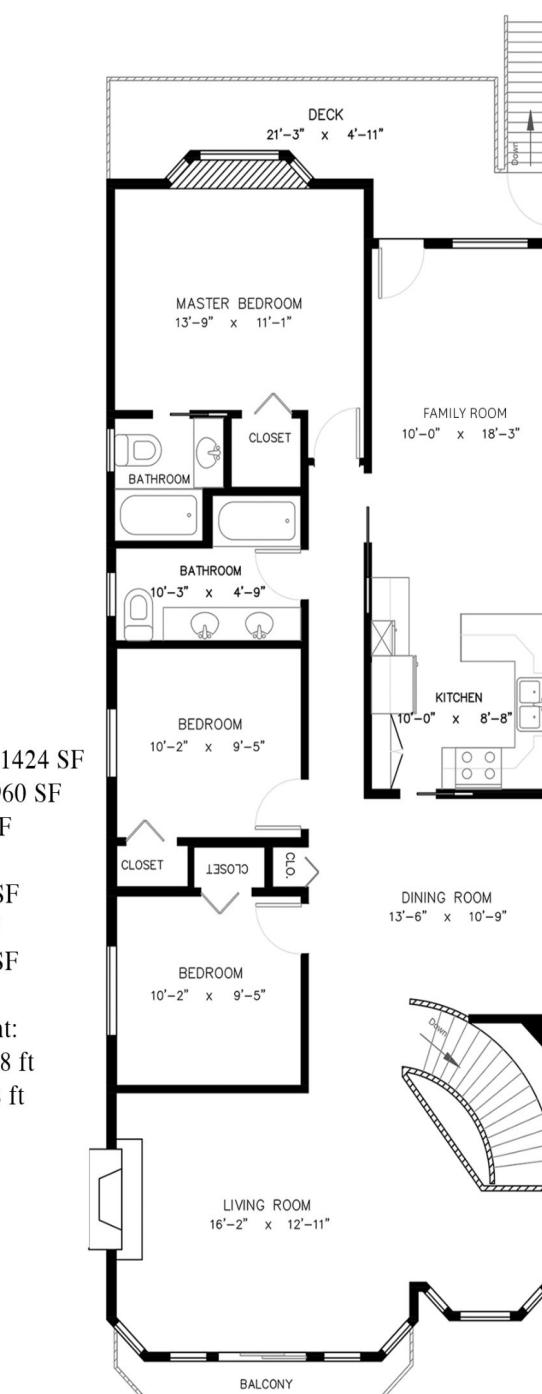
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Upper Floor



Main Floor



floor plan designed by ishot.ca Enterprises Inc.
 604.368.7979 ishot.ca



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