


Active **6865 YEOVIL PLACE** **\$1,750,000 (LP)**
R2172583 Burnaby North (SP)
 Board: V, Detached
 House/Single Family Montecito
 V5B 2W2



Days on Market: **0** List Date: **6/1/2017** Expiry Date: **8/31/2017**
 Previous Price: **\$0** Original Price: **\$1,750,000** Sold Date:

Meas. Type: **Feet** Frontage (feet): **57.00** Approx. Year Built: **1966**
 Depth / Size: **159.6** Frontage (metres): **17.37** Age: **51**
 Lot Area (sq.ft.): **9,097.20** Bedrooms: **5** Zoning: **R2**
 Flood Plain: Bathrooms: **3** Gross Taxes: **\$5,529.97**
 Approval Req.?: Full Baths: **2** For Tax Year: **2016**
 Rear Yard Exp: **East** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **008-983-330**
 View: **No** Tour:
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Water**

Style of Home: Split Entry Construction: Frame - Wood Exterior: Wood Foundation: Concrete Perimeter Rain Screen: Renovations: # of Fireplaces: 2 Fireplace Fuel: Wood Water Supply: City/Municipal Fuel/Heating: Forced Air Outdoor Area: Balcny(s) Patio(s) Dck(s), Fenced Yard Type of Roof: Tar & Gravel	Total Parking: 5 Covered Parking: 2 Parking Access: Rear Parking: Garage; Double, Other Dist. to Public Transit: NEAR Dist. to School Bus: NEAR Title to Land: Freehold NonStrata Seller's Interest: Registered Owner Property Disc.: Yes PAD Rental: Fixtures Leased: No Fixtures Rmvd: : Registered: Floor Finish: Hardwood, Mixed, Tile
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Legal: **PL NWP28465 LT 191 DL 131 LD 36** Municipal Charges
 Amenities: Garbage:
Water:
Dyking:
Sewer:
Other:
 Site Influences: **Cul-de-Sac**
 Features: **Clothes Washer/Dryer, Refrigerator, Stove, Vacuum Blt. In**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	11'2 x 15'2	Bsmt	Bedroom	9'0 x 12'5			x
Main	Walk-In Closet	4'0 x 6'1	Bsmt	Laundry	15'11 x 10'8			x
Main	Bedroom	9'7 x 12'10	Bsmt	Family Room	14'1 x 18'0			x
Main	Bedroom	10'1 x 11'6	Bsmt	Office	10'10 x 10'5			x
Main	Kitchen	17'1 x 10'8			x			x
Main	Dining Room	12'0 x 10'7			x			x
Main	Living Room	14'8 x 20'7			x			x
Main	Patio	24'8 x 19'4			x			x
Bsmt	Bedroom	10'4 x 14'8			x			x
Bsmt	Recreation Room	14'4 x 14'9			x			x

Finished Floor (Main): 1,460 Finished Floor (Above): 0 Finished Floor (Below): 0 Finished Floor (Basement): 1,461 Finished Floor (Total): 2,921 sq. ft. Unfinished Floor: 0 Grand Total: 2,921 sq. ft.	# of Rooms: 14 # of Kitchens: 1 # of Levels: 2 Suite: None Crawl/Bsmt. Height: Beds in Basement: 2 Beds not in Basement: 3 Basement: Fully Finished	Bath 1 2 3 4 5 6 7 8	Floor # of Pieces Ensuite? Main 2 Yes Main 4 No Bsmt 4 No	<u>Outbuildings</u> Barn: Workshop/Shed: Pool: Garage Sz: Door Height:
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List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2:
 List Sales Rep 1: **Melanie Chow PREC* - Phone: 604-839-3231** **info@melaniechow.ca** Appointments: **Phone Other**
 List Sales Rep 2: **3:** Call: **TEXT JOVY**
 Sell Broker 1: **3:** Phone: **604-319-7482**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Yuen Ching Yung & Rose Bik-Wan Hung**
 Commission: **3% ON FIRST \$100,000 AND 1% ON THE BALANCE**
 Occupancy: **Owner**

Realtor Remarks: **Professionally measured by Snowchimp at 2921 Sqft; buyer(s) to verify. Please provide 24hrs notice for showing. Showings will commence Wed June 7, Open House June 10 & 11 SAT/SUN 2-4 PM. Offers, if any, to be emailed to Melanie Chow at info@melaniechow.ca**

Build your family memories here in this well maintained and spacious 5 bedrooms and 2.5 bathroom home. Quiet cul de sac neighbourhood of Montecito. Bright and functional layout, featuring original hardwood flooring in the bedrooms and carpet in common areas. Large lot with plenty of outdoor space, including large private deck for all your entertaining needs. Open house: Saturday, June 10 and Sunday, June 11th from 2-4pm.