



Presented by:
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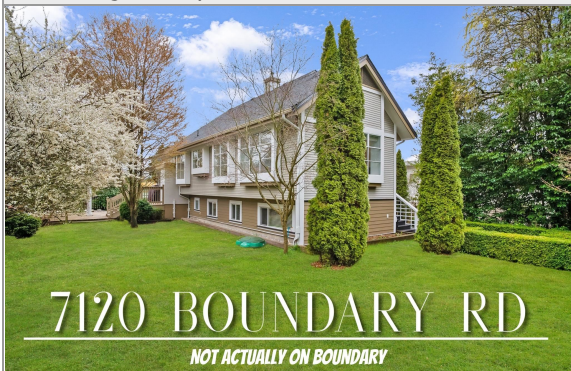
Active
R2767526
Board: V
House/Single Family

7120 BOUNDARY ROAD

Burnaby South
Suncrest
V5S 3R8

Residential Detached

\$1,849,000 (LP)
(SP)



7120 BOUNDARY RD

NOT ACTUALLY ON BOUNDARY

Sold Date: Frontage (feet): **66.00** Original Price: **\$1,849,000**
Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1993**
Depth / Size: **122** Bathrooms: **3** Age: **30**
Lot Area (sq.ft.): **8,052.00** Full Baths: **3** Zoning: **R-10**
Flood Plain: Half Baths: **0** Gross Taxes: **\$5,631.91**
Rear Yard Exp: **East** For Tax Year: **2022**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **012-474-398**
Tour:

View: :
Complex / Subdiv:
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal**

Style of Home: 2 Storey	Total Parking: 2	Covered Parking: 0	Parking Access: Lane
Construction: Frame - Wood	Parking: Open	Dist. to Public Transit: Close	Dist. to School Bus: Close
Exterior: Mixed, Vinyl, Wood	Property Disc.: Yes	Title to Land: Freehold NonStrata	
Foundation: Concrete Perimeter	PAD Rental:	Fixtures Leased: No	
Rain Screen:	Reno. Year: 2010	Fixtures Rmvd: :	
Renovations: Completely	R.I. Plumbing:	Floor Finish: Hardwood, Laminate	
# of Fireplaces: 1	R.I. Fireplaces:		
Fireplace Fuel: Natural Gas	Metered Water:		
Water Supply: Community			
Fuel/Heating: Forced Air			
Outdoor Area: Balcny(s) Patio(s) Dck(s), Sundeck(s)			
Type of Roof: Asphalt			

Legal: **LOT 2, BLOCK 1, PLAN NWP2041, DISTRICT LOT 150, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, In Suite Laundry**

Site Influences: **Central Location, Golf Course Nearby, Lane Access, Private Yard, Recreation Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	8'5 x 8'2	Below	Laundry	12'2 x 11'0			x
Main	Eating Area	7'6 x 7'1	Below	Bedroom	14'8 x 12'2			x
Main	Kitchen	13'7 x 10'8	Below	Bedroom	8'7 x 8'5			x
Main	Dining Room	11'4 x 9'11	Below	Flex Room	8'0 x 6'7			x
Main	Living Room	16'1 x 12'1	Below	Patio	13'0 x 11'6			x
Main	Primary	15'8 x 11'5	Main	Patio	32'5 x 16'10			x
Main	Bedroom	12'0 x 11'5						x
Main	Bedroom	15'1 x 12'9						x
Below	Living Room	14'0 x 10'9						x
Below	Kitchen	14'10 x 8'10						x

Finished Floor (Main): 1,350	# of Rooms: 16	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	# of Kitchens: 2	1	Main	3	No	Barn:
Finished Floor (Below): 0	# of Levels: 2	2	Main	5	Yes	Workshop/Shed:
Finished Floor (Basement): 1,086	Suite: Legal Suite	3	Below	3	No	Pool:
Finished Floor (Total): 2,436 sq. ft.	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor: 0	Beds in Basement: 0	5				Grg Dr Ht:
Grand Total: 2,436 sq. ft.	Beds not in Basement: 5	6				
	Basement: Fully Finished	7				
		8				

Listing Broker(s): **Keller Williams Elite Realty**

***NOT ACTUALLY ON BOUNDARY* - Top 5 reasons why this home will move quick. #1. LAY-OUT - This 2 level house has 3 spacious bedrooms up with an open concept kitchen + living. Amazing flow. Plus a 2 bedroom legal suite downstairs. Over 1000 sq/ft with own patio, laundry rm, den & open kitchen/dining. Can easily be converted back into part of the main level. #2. AREA - Super central Burnaby South area has quick access to tons of parks, trails & schools. On quiet street with concrete wall blocking noise. #3. LOT - The yard is a unique, large side yard with great patio, pond, mature landscaping. Over 8000 sq/ft. #4. EXTRAS - New Hot Water tank, new roof/gutters & new central AC (21/22). #5. PRICE - All this for under \$1.850 is unheard of in this area. Lots of parking in the back off the alley.**