			sented by:				
1 A 19	-	Edwards	-				
			liams Elite Realty 778-889-6957			#MACI	NABS
		dano@tl	nemacnabs.com				
Active R2766414			BURN COU	RT		Residential	
Board: F			Mission ssion BC			\$1,199,	000 (LP) 🥯
House/Single Family			2V 7B3				(SP) M
		Sold Date:		If new, GST/H	IST inc?:	Original Price:	\$1,199,000
		Meas. Type:	Feet	Bedrooms:	4	Approx. Year B	
		Frontage(feet):		Bathrooms:	3	Age:	26
		Frontage(metre	es): 17.98	Full Baths:	3	Zoning:	UR
		Depth / Size: Lot Area (sq.ft.	· 6 067 00	Half Baths: Rear Yard Ex	0	Gross Taxes: For Tax Year:	\$3,493.57 2022
		Lot Area (acres			23-515-821		-
		Flood Plain:		-		Tour: Virtual	Tour URL
		View:	Yes : mounta	ain & River			
8352 MELBURN C	mer	Complex/Subdiv					
		First Nation Res Services Connect		, Natural Gas, Sa	nitary Sewer,	Water	
			City/Municipal		ply: City/Mun		
Style of Home: 2 Storey			Total Parking: 4	Covered Parking	: 2 Parking	Access: Front	
Construction: Frame - Wood Exterior: Vinyl			Parking: Garage Driveway Finish:	; Double			
Foundation: Concrete Perimeter			Dist. to Public Tra	nsit: 1/2 block	Dist.	to School Bus: 1.2	km
Denovational Denth		Done Veer		reehold NonStrat	a	Land Lease Ex	piry Year:
Renovations: Partly # of Fireplaces: 2 R.I. Fireplaces:		Reno. Year: Rain Screen:	Property Disc.: Y Fixtures Leased: N				
Fireplace Fuel: Natural Gas		Metered Water:					
Fuel/Heating: Forced Air, Natural Gas Outdoor Area: Balcny(s) Patio(s) Dck(s)		R.I. Plumbing:	Fixtures Rmvd: Y	es :Ask LA			
Type of Roof: Asphalt			Floor Finish: L	aminate, Mixed,	Carpet		
Legal: LOT 35, PLAN LMP29399, SECTION 27, TO	WNSHIP 17, NE	W WESTMINSTER LANI	DISTRICT				
A							
Amenities:							
Site Influences: Cul-de-Sac, Private Settin Features: ClthWsh/Dryr/Frdg/Stve,		n Nearby, Shopping	Nearby				
		Tuno	Dimonsions	Eleor Tur		Dimonsions	
Finished Floor (Main): 1,221	Floor	Туре	Dimensions	Floor Typ	e	Dimensions	Dathraama
	Main	Living Room	16'5 x16'3			х	Bathrooms Floor #I
Finished Floor (Above):0Finished Floor (AbvMain2):0	Main Main	Living Room Dining Room	16'5 x16'3 12'5 x8'0			x x	Floor #I Main
Finished Floor (Above):0Finished Floor (AbvMain2):0Finished Floor (Below):958			12'5 x8'0 10'5 x10'8				Floor #I
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0	Main Main Main Main	Dining Room Kitchen Primary Bedroom Bedroom	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7			x x x x	Floor #I Main Main
Finished Floor (Above):0Finished Floor (AbvMain2):0Finished Floor (Below):958Finished Floor (Basement):0Finished Floor (Total):2,179 sq. ft	Main Main Main Main Main Below	Dining Room Kitchen Primary Bedroom	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3			x x x	Floor #I Main Main
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft Unfinished Floor: 0	Main Main Main Main Main Below	Dining Room Kitchen Primary Bedroom Bedroom Bedroom	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3			x x x x x x	Floor #I Main Main
Finished Floor (Above):0Finished Floor (AbvMain2):0Finished Floor (Below):958Finished Floor (Basement):0Finished Floor (Total):2,179 sq. ftUnfinished Floor:0Grand Total:2,179 sq. ftFlr Area (Det'd 2nd Res):sq. ft	Main Main Main Main Below Below Below	Dining Room Kitchen Primary Bedroom Bedroom Recreation Room Bar Room	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3 26'11 x10'9 13'6 x5'8			x x x x x x x x	Floor #I Main Main
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft Unfinished Floor: 0 Grand Total: 2,179 sq. ft Flr Area (Det'd 2nd Res): sq. ft Suite: Suite:	Main Main Main Main Below Below Below Below	Dining Room Kitchen Primary Bedroom Bedroom Recreation Room Bar Room Bedroom Foyer	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'7 26'11 x10'9 13'6 x5'8 13'7 x12'11 15'5 x4'0			x x x x x x x x x x	Floor #I Main Main
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft Unfinished Floor: 0 Grand Total: 2,179 sq. ft Flr Area (Det'd 2nd Res): sq. ft Suite: Basement: Fully Finished	Main Main Main Main Below Below Below Below	Dining Room Kitchen Primary Bedroom Bedroom Recreation Room Bar Room Bedroom Foyer	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3 26'11 x10'9 13'6 x5'8 13'7 x12'11 15'5 x4'0 7'9 x3'4 x	n MHR?:	PAD Rental:	x x x x x x x x x x x x	Floor #I Main Main
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft Unfinished Floor: 0 Grand Total: 2,179 sq. ft Suite: sq. ft Basement: Fully Finished Crawl/Bsmt. Height: # of Levels: 2	Main Main Main Below Below Below Below Below Below Below Below Below Below Below Below	Dining Room Kitchen Primary Bedroom Bedroom Recreation Room Bar Room Bedroom Foyer Utility	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3 26'11 x10'9 13'6 x5'8 13'7 x12'11 15'5 x4'0 7'9 x3'4 x x	n MHR?:	PAD Rental: Maint. Fee:	x x x x x x x x x x x x	Floor #I Main Main
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Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Basement): 0 Finished Floor (Total): 2,179 sq. ft Unfinished Floor: 0 Grand Total: 2,179 sq. ft Flr Area (Det'd 2nd Res): sq. ft Suite: Basement: Fully Finished Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 11 Listing Broker(s): Keller Williams Elite Read 2,179 sq. ft Check out 8352 Melburn Court Situated 2,179 sq. ft 9 Zumon Finished Finished 2 3 Check out 8352 Melburn Court Situated 2,179 sq. ft 1 Kerker (S): Keller Williams Elite Read 2 2 Check out 8352 Melburn Court Situated 2 3 3 Subscript of living space, TONS of upda Crown moulding, New retaining wall in 3	Main Main Main Main Below Belo	Dining Room Kitchen Primary Bedroom Bedroom Recreation Room Bar Room Bar Room Bar Room Foyer Utility ctions:	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3 26'11 x10'9 13'6 x5'8 13'7 x12'11 15'5 x4'0 7'9 x3'4 x x Registered i CSA/BCE:	s this beauty con w 3 pane Windov of Curb Appeal;)	Maint. Fee: nes fully LOAD vs, New Floori Upstairs is ar	X X X X X X X X X X X X X X X X X X X	Floor #I Main Below t 4 Beds 3 Bath e, New A/C, light with grea
Finished Floor (Above): 0 Finished Floor (AbvMain2): 0 Finished Floor (Below): 958 Finished Floor (Below): 958 Finished Floor (Basement): 0 Finished Floor (Basement): 0 Grand Total: 2,179 sq. ft Flr Area (Det'd 2nd Res): sq. ft Suite: Basement: Fully Finished Crawl/Bsmt. Height: # of Levels: 2 # of Kitchens: 1 # of Rooms: 11 Listing Broker(s): Keller Williams Elite Read 2 Check out 8352 Melburn Court Situated 2,179sqft of living space, TONS of upda	Main Main Main Main Below MHR#: ByLaw Restri	Dining Room Kitchen Primary Bedroom Bedroom Bedroom Recreation Room Bar Room Bar Room Bedroom Foyer Utility ctions:	12'5 x8'0 10'5 x10'8 12'6 x11'11 10'7 x9'7 10'6 x9'3 26'11 x10'9 13'6 x5'8 13'7 x12'11 15'5 x4'0 7'9 x3'4 x x Registered i CSA/BCE:	s this beauty con w 3 pane Windov of Curb Appeal;) utial! SUPER easy	Maint. Fee: nes fully LOAD vs, New Floori Upstairs is ar to suite w/si	X X X X X X X X X X X X X X X X X X X	Floor #I Main Below t 4 Beds 3 Bath e, New A/C, light with grea dy in place or

RED Full Public 1 Page The above information is provided by members of the BC Northern Real Estate Board, Chilliwack & District Real Estate Board, Fraser Valley Real Estate Board or Real Estate Board of Greater Vancouver Board ("the Boards") and is from sources believed reliable but should not be relied upon without verification. The Boards assume no responsibility for its accuracy. PREC* indicates 'Personal Real Estate Corporation'.