

Presented by:
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Active
R2505041
Board: V
House/Single Family

7031 WAVERLEY AVENUE
Burnaby South
Metrotown
V5J 4A4

Residential Detached
\$2,888,000 (LP)
(SP) **M**



Sold Date: Frontage (feet): **52.00** Original Price: **\$2,888,000**
 Meas. Type: **Feet** Bedrooms: **12** Approx. Year Built: **2014**
 Depth / Size: **192** Bathrooms: **8** Age: **6**
 Lot Area (sq.ft.): **9,984.00** Full Baths: **8** Zoning: **R5**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$8,255.77**
 Rear Yard Exp: **West** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **000-541-630**
 Tour: **Virtual Tour URL**

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

Style of Home: **2 Storey, Split Entry**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Stone, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen: Reno. Year:
 Renovations: R.I. Plumbing:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel: Metered Water:
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
 Type of Roof: **Asphalt**

Total Parking: **6** Covered Parking: Parking Access: **Front, Rear**
 Parking: **Add. Parking Avail.**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Mixed, Tile**

Legal: **LOT15, PLAN NWP1490, DISTRICT LOT 99, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **None**

Site Influences: **Central Location, Golf Course Nearby, Private Setting, Private Yard, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Garage Door Opener, Pantry, Vaulted Ceiling**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	10'8 x 8'10	Main	Bedroom	11'2 x 10'0			x
		x	Main	Bedroom	11'4 x 11'2			x
Main	Living Room	12'0 x 11'10	Main	Laundry	10'8 x 10'4			x
Main	Dining Room	13'10 x 12'0	Above	Recreation	16'6 x 9'4			x
Main	Family Room	12'6 x 12'5	Above	Master Bedroom	16'8 x 14'6			x
Main	Kitchen	14'0 x 13'10	Above	Bedroom	11'8 x 11'0			x
Main	Bedroom	10'9 x 10'0	Above	Bedroom	11'0 x 10'10			x
Main	Bedroom	10'6 x 10'4	Above	Bedroom	16'2 x 11'0			x
Main	Bedroom	11'0 x 10'0	Above	Bedroom	13'6 x 11'2			x
Main	Bedroom	11'0 x 10'8	Above	Bedroom	14'0 x 12'8			x

Finished Floor (Main):	2,357	# of Rooms:19	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	2,076	# of Kitchens: 1	1	Main	3	No	Barn:
Finished Floor (Below):	0	# of Levels: 2	2	Main	3	No	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	3	Main	4	No	Pool:
Finished Floor (Total):	4,433 sq. ft.	Crawl/Bsmt. Height:	4	Above	5	Yes	Garage Sz:
Unfinished Floor:	0	Beds in Basement: 0	5	Above	3	Yes	Grg Dr Ht:
Grand Total:	4,433 sq. ft.	Basement: None	6	Above	3	Yes	
		Beds not in Basement:12	7	Above	3	Yes	
			8	Above	3	No	

Listing Broker(s): **Widelink Realty Corp.**

A GOLDEN Opportunity! Extremely well built quality 6-yr old home sitting on the heart of South Burnaby offers 4433 sqft open concept living space, situated on a 9984 sqft huge lot in a quiet neighborhood. Featuring 12 generously sized bedrms and 8 bathrms, incl 5 ensuites. Be greeted by 19-foot vaulted ceiling. Radiant heating thru out. Functional and meticulously designed, this home is fit for a comfortable living lifestyle. It also accommodates for hosting multiple guests or running a B&B, providing endless opportunities for generating additional revenue. High income & low expenses. Large backyard for your dream garden and entertainments. 2-5-10 Warranty. Steps to Metrotown, Bonsor Rec, Skytrain, restaurants, parks, all level schools, golf course, and access to highway.



7031 Waverley Avenue • Burnaby



This version of the floor plan is for marketing purposes only.

Please contact Teresa Chung, 604-809-2988, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.



Widelink Realty Corp. | 5-1365 Johnston Road, White Rock, BC V4B 3Z3



Details

Description

	12	Property Style:	Split Entry
	8	Type of Dwelling:	2 Storey
		Year Built:	2014
		Living Area:	4,433 sq. ft.
		Lot:	9,984 sq. ft.
		Taxes:	\$8,255.77

A GOLDEN Opportunity! Extremely well built quality 6-yr old home sitting on the heart of South Burnaby offers 4400 sq ft open concept living space, situated on a 9984 sqft huge lot in a quiet neighborhood. Featuring 12 generously sized bedrooms and 8 bathrooms, incl 5 suites. Be greeted by vaulted ceiling. Radiant heating thru out. This meticulously and functionally designed home offers comfortable living and unlimited possibilities of generating additional revenue. High income and low expenses. Spacious kitchen opens to a large backyard for your dream garden and entertainments. 2-5-10 Warranty. Steps to Metrotown center, Bonsor Rec, Skytrain, restaurants, and close to parks, all level schools, golf course, and access to highway.

