



Presented by:
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R2796959 **7552 TYNDALE CRESCENT** Residential Detached
 Board: V Burnaby North **\$2,488,800** (LP)
 House/Single Family Montecito (SP)
 V5A 4K1



Sold Date: If new, GST/HST inc?: Original Price: **\$2,488,800**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1986**
 Frontage(feet): **0.00** Bathrooms: **3** Age: **37**
 Frontage(metres): Full Baths: **2** Zoning: **R2**
 Depth / Size: Half Baths: **1** Gross Taxes: **\$5,953.13**
 Lot Area (sq.ft.): **8,068.00** Rear Yard Exp: **South** For Tax Year: **2022**
 Lot Area (acres): **0.19** P.I.D.: **001-989-847** Tax Inc. Utilities?: **No**
 Flood Plain: **No** Tour:
 View: **Yes: SUNNY SOUTH EXP**
 Complex/Subdiv:
 First Nation Reserve:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey w/Bsmt., 3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Glass, Mixed, Vinyl**
 Foundation: **Concrete Perimeter**
 Renovations: **Partly** Reno. Year:
 # of Fireplaces: **3** R.I. Fireplaces: Rain Screen:
 Fireplace Fuel: **Natural Gas, Wood** Metered Water:
 Fuel/Heating: **Forced Air, Heat Pump, Natural Gas** R.I. Plumbing:
 Outdoor Area: **Fenced Yard, Patio(s) & Deck(s)**
 Type of Roof: **Asphalt**
 Total Parking: **6** Covered Parking: **2** Parking Access: **Front**
 Parking: **Garage; Double, RV Parking Avail.**
 Driveway Finish: **Aggregate**
 Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:
 Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile, Carpet**

Legal: **LOT 333, PLAN NWP65244, DISTRICT LOT 59, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences: **Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Treed**
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Fireplace Insert, Garage Door Opener, Humidifier, Jetted Bathtub, Security System, Smoke Alarm, Sprinkler - Inground, Vacuum - Built In**

| Finished Floor (Main): | 1,441 | Floor | Type | Dimensions | Floor | Type | Dimensions | Bathrooms |
|----------------------------|--------------|-------|---------------------|---------------------|-------|-----------------|--------------|------------|
| Finished Floor (Above): | 1,043 | Main | Foyer | 6'6 x 8'11 | Below | Recreation Room | 20'6 x 25'9 | Floor #Pcs |
| Finished Floor (AbvMain2): | 0 | Main | Living Room | 15'2 x 15'0 | Above | Flex Room | 8'9 x 14'11 | Main 2 |
| Finished Floor (Below): | 856 | Main | Dining Room | 11'3 x 14'6 | Above | Storage | 23'4 x 13'6 | Above 4 |
| Finished Floor (Basement): | 0 | Main | Kitchen | 12'4 x 14'2 | Above | Workshop | 24'7 x 16'10 | Above 3 |
| Finished Floor (Total): | 3,340sq. ft. | Main | Eating Area | 9'10 x 7'8 | Below | Cold Room | 9'6 x 7'11 | |
| Unfinished Floor: | 453 | Main | Family Room | 15'5 x 14'0 | | | | |
| Grand Total: | 3,793sq. ft. | Main | Bedroom | 9'2 x 9'8 | | | | |
| | | Main | Den | 8'5 x 6'7 | | | | |
| | | Main | Laundry | 13'7 x 6'7 | | | | |
| | | Above | Primary Bedroom | 16'2 x 12'10 | | | | |
| | | Above | Walk-In Closet | 8'7 x 6'5 | | | | |
| | | Above | Bedroom | 12'4 x 15'5 | | | | |
| | | Above | Bedroom | 12'5 x 13'11 | | | | |
| | | | Manuf Type: | Registered in MHR?: | | PAD Rental: | | |
| | | | MHR#: | CSA/BCE: | | Maint. Fee: | | |
| | | | ByLaw Restrictions: | | | | | |

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

A MONTECITO DREAM. Celebrating an ORIGINAL OWNER home on charming tree lined street almost never available. CURB APPEAL! Sprawling, sunny yard an entertainer&greenthumb paradise w/4zone irrigation system! WELL APPOINTED main w/Gourmet Chef's kitchen w/premium apps, set over sunny hexagonal eating nook& cozy sunken family living, both open onto expansive sundeck w/natural gas! Spacious dining+living&office. 3 large beds up+updated baths. Spacious BSMT a perfect template adaptable to your needs w/separate entry! IMMACULATE down to the bones: NEWER roof, driveway, furnace+AC, H/W on demand & MUCH more. TINKER! Oversized 587ft garage w/sink&shelving, functional workshop, extensive storage! BONUS Long driveway for trailer inc/30amp outlet! A COMPLETE PACKAGE IN BBY'S MOST DESIRED NEIGHBORHOOD!

RED Full Public 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'. 07/11/2023 10:23 AM 1 Page



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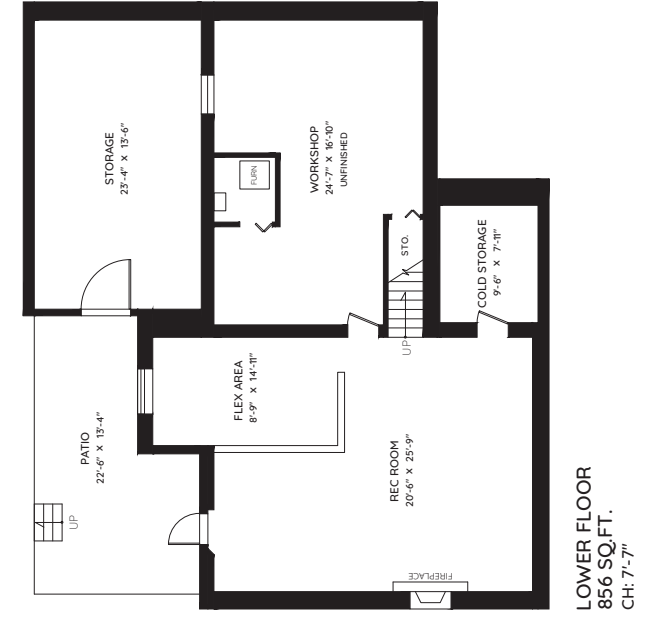
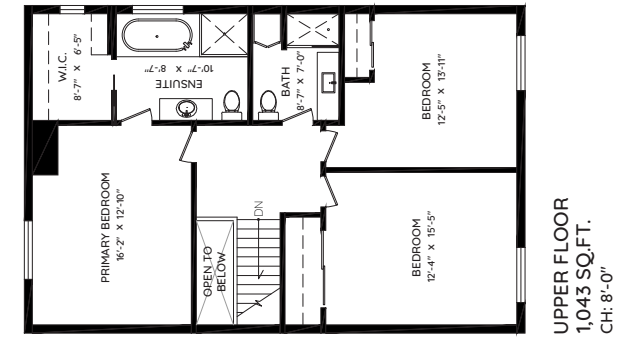
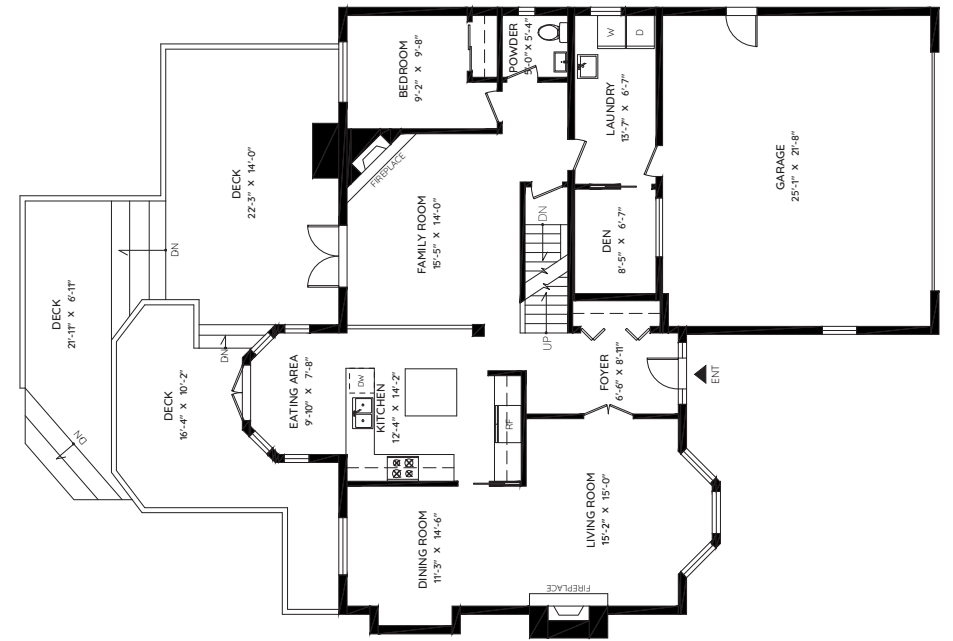
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**7552 TYNDALE CRESCENT
BURNABY, BC**

| | | | |
|-------------------|---------------------|--------------|---------------------|
| MAIN | 1,441 SQ.FT. | GARAGE | 587 SQ.FT. |
| UPPER | 1,043 SQ.FT. | STORAGE | 362 SQ.FT. |
| LOWER | 856 SQ.FT. | PATIO | 244 SQ.FT. |
| TOTAL | 3,340 SQ.FT. | DECK | 761 SQ.FT. |
| UNFINISHED | 453 SQ.FT. | TOTAL | 1,954 SQ.FT. |
| TOTAL AREA | 3,793 SQ.FT. | | |



The floor plan and the measurements are approximate within 1/2, 2% and are to be used for advertising usage only. May include unfinished area. Not suitable for architecture or construction. ESO Insured.

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