



\$3,238,000

8 BEDROOMS

7 BATHS

TOTAL AREA: 3,718 SF

LOT SIZE: 6,100 SF

TAXES: \$ 9,485

EXPOSURE: SOUTH

Welcome Home!

- A spectacular custom built 3 levels home located in sought after Vancouver Heights.
- Sophisticated open floor plan with grand impressive high ceiling foyer & tempered glass railings. Also features European cabinets, waterfall counters, central air conditioning.
- Upstairs offer 4 large size bedrooms and 3 full bathrooms. Master bedroom has a spa ensuite and balcony.
- Main floor has mid living room. Dining room a dream gourmet kitchen & a wok kitchen. Spacious family living room and a bedroom with full bath.
- Basement has 2 separate entrances with 1 bedroom-kitchen unit and a 2 bedroom-kitchen unit.
- Walking distance to Confederation Park, Eilileen Daily Community Centre, Burnaby Heights shops, restaurants, bus transit, Rosser Elementary & Alpha Secondary schools.



PJ Paul Wu
Jarvis Wong

Paul: 778 878 4843 Jarvis: 778 861 8165





Paul Wu



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Jarvis Wong

Active
R2848040
Board: V
House/Single Family

4442 CAMBRIDGE STREET

Burnaby North
Vancouver Heights
V5C 1H5

Residential Detached

\$3,238,000 (LP)

(SP)



Sold Date:	Frontage:	50.00	Original Price: \$3,238,000
Meas. Type: Feet	Bedrooms:	8	Approx. Year Built: 2015
Depth / Size: 122	Bathrooms:	7	Age: 9
Lot Area (sq.ft.): 6,100.00	Full Baths:	6	Zoning: R5
Flood Plain:	Half Baths:	1	Gross \$9,485.11
Rear Yard Exp: South			For Tax Year: 2023
Council Apprv?:			Tax Inc. Utilities?: No
If new, GST/HST inc?:			P.I.D.: 004-623-240
			Tour:

View: **No** :

Complex / Subdiv:

First Nation Reserve:

Services Connected: **Electricity, Natural Gas, Sanitary Sewer**

Style of Home: **2 Storey w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **2**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Radiant**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Rear**
 Parking: **Garage; Double**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Laminate, Carpet**

Legal: **LOT C, BLOCK 20, PLAN NWP16058, DISTRICT LOT 187, NEW WESTMINSTER LAND DISTRICT**

Amenities: **In Suite Laundry**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'6" x 8'11"	Above	Bedroom	13'10" x 13'10"			x
Main	Kitchen	13'10" x 10'9"	Below	Living Room	14'0" x 6'0"			x
Main	Dining Room	13'6" x 10'4"	Below	Kitchen	14'0" x 9'0"			x
Main	Family Room	13'10" x 13'8"	Below	Bedroom	8'10" x 8'0"			x
Main	Eating Area	13'10" x 7'0"	Below	Bedroom	11'0" x 8'4"			x
Main	Bedroom	13'6" x 11'4"	Below	Bedroom	15'10" x 8'9"			x
Main	Wok Kitchen	13'6" x 5'5"	Below	Kitchen	11'6" x 11'0"			x
Above	Primary	14'10" x 13'10"			x			x
Above	Bedroom	11'10" x 11'4"			x			
Above	Bedroom	14'2" x 11'4"			x			

Finished Floor (Main):	1,332	# of Rooms: 17	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,372	# of Kitchens: 4	1	Main	4	No	Barn:
Finished Floor (Below):	1,014	# of Levels: 1	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite: Unauthorized Suite	3	Above	4	No	Pool:
Finished Floor (Total):	3,718 sq. ft.	Crawl/Bsmt. Height:	4	Above	4	No	Garage Sz:
Unfinished Floor:	0	Beds In Basement: 0 Beds not in Basement: 8	5	Below	2	No	Door Height:
Grand Total:	3,718 sq. ft.	Basement: Full	6	Below	4	No	
			7	Below	4	No	
			8				

List Broker: **Sutton Group - 1st West Realty - Eddie Yan**

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Sutton Group - 1st West Realty
3012 Boundary Road, Burnaby

The above information is provided by members of the Real Estate Board of Greater Vancouver Board 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'.

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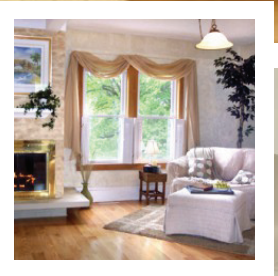
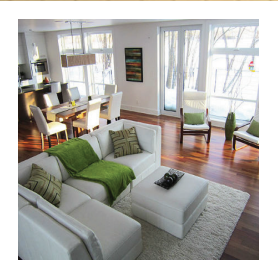
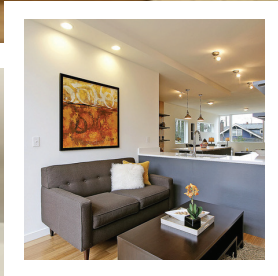
PJ

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Marketing Strategies

Weekly Update of Progress
Social Media Marketing
Ad Chasers
Full Advertising Campaign
E-Marketing
Tracking Buyers Online
Personal Showing
Free Video Virtual Tour
Professional Photography
Network of Real Estate Agents
Unconditional Cancellation
Guarantee



Grand Central REALTY