

# PROVEN MARKETING RESULTS WITH **ParmGrewal**

**Active**  
**R2177194**  
 Board: V  
 House/Single Family

**8565 10TH AVENUE**  
 Burnaby East  
 The Crest  
 V3N 2S8

Residential Detached  
**\$1,988,000 (LP)**  
 (SP)



Sold Date: \_\_\_\_\_ Frontage (feet): **57.71** Original Price: **\$1,988,000**  
 Meas. Type: **Feet** Bedrooms: **7** Approx. Year Built: **2017**  
 Depth / Size: **108.25** Bathrooms: **6** Age: **0**  
 Lot Area (sq.ft.): **6,245.00** Full Baths: **5** Zoning: **R3**  
 Flood Plain: **No** Half Baths: **1** Gross Taxes: **\$4,404.78**  
 Rear Yard Exp: \_\_\_\_\_ Approval Req?: \_\_\_\_\_ Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: \_\_\_\_\_ P.I.D.: **018-122-710**  
 Tour: [Virtual Tour URL](#)

View: **Yes : NEW WEST CITY**  
 Complex / Subdiv: \_\_\_\_\_  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/ Bsmt., 3 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Stone, Stucco**  
 Foundation: **Concrete Perimeter**  
 Rain Screen: **Full** Reno. Year: \_\_\_\_\_  
 Renovations: \_\_\_\_\_ R.I. Plumbing: \_\_\_\_\_  
 # of Fireplaces: **2** R.I. Fireplaces: **2**  
 Fireplace Fuel: **Gas - Natural**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Forced Air**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**  
 Type of Roof: **Asphalt**

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Garage; Double**  
 Dist. to Public Transit: \_\_\_\_\_ Dist. to School Bus: \_\_\_\_\_  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental: \_\_\_\_\_  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Hardwood, Laminate, Tile**

Legal: **PL LMP7906 LT 3 DL 13 LD 36**

Amenities: **None**

Site Influences:  
 Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Heat Recov. Vent., Microwave, Oven-Built In, Security System, Vacuum B.T**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12' x 11'	Above	Master Bedroom	12'4 x 11'2			x
Main	Dining Room	12' x 9'	Above	Bedroom	10'8 x 10'4			x
Main	Foyer	5'10 x 10'	Above	Bedroom	11'4 x 10'10			x
Main	Family Room	14' x 14'6	Bsmt	Living Room	16'3 x 12'			x
Main	Kitchen	11' x 12'8	Bsmt	Kitchen	12' x 10'			x
Main	Wok Kitchen	8' x 8'10	Bsmt	Bedroom	11' x 14'2			x
Main	Nook	7'9 x 10'	Bsmt	Bedroom	11'5 x 11'8			x
Main	Bedroom	13' x 10'6	Bsmt	Recreation Ro...	12'11 x 11'			x
Main	Porch (enclosed)	28' x 9'						
Above	Master Bedroom	13'8 x 14'2						

Finished Floor (Main):	<b>1,420</b>	# of Rooms:	<b>18</b>	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	<b>1,202</b>	# of Kitchens:	<b>3</b>	1	<b>Main</b>	<b>2</b>	<b>No</b>		Barn:	
Finished Floor (Below):	<b>0</b>	# of Levels:	<b>3</b>	2	<b>Main</b>	<b>4</b>	<b>Yes</b>		Workshop/Shed:	
Finished Floor (Basement):	<b>1,094</b>	Suite:	<b>Legal Suite</b>	3	<b>Above</b>	<b>5</b>	<b>Yes</b>		Pool:	
Finished Floor (Total):	<b>3,716 sq. ft.</b>	Crawl/Bsmt. Height:		4	<b>Above</b>	<b>4</b>	<b>Yes</b>		Garage Sz:	
Unfinished Floor:	<b>0</b>	Beds in Basement:	<b>2</b>	5	<b>Above</b>	<b>4</b>	<b>No</b>		Door Height:	
Grand Total:	<b>3,716 sq. ft.</b>	Basement:	<b>Full, Fully Finished, Separate Entry</b>	6	<b>Bsmt</b>	<b>4</b>	<b>No</b>			
		Beds not in Basement:	<b>5</b>	7						
				8						



# ParmGrewal

Personal Real Estate Corporation

DELIVERING VALUE TO THE COMMUNITY

parmgrewal.com

# 778.552.1234

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



# PROVEN MARKETING RESULTS WITH **ParmGrewal**



- ▶ 7 Bedrooms
- ▶ 6 Bathrooms
- ▶ 3,716sq.ft. House Size
- ▶ Air Conditioning
- ▶ Heat Recovery Ventilation System
- ▶ Radiant Heated Floors
- ▶ Security System
- ▶ CCTV Camera's
- ▶ Private Backyard
- ▶ Water on Demand Boiler
- ▶ Jenn Aire Stainless Steel Appliances

Offered at:

**\$1,988,000**



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