



Presented by:
Tom Hassan
 Royal LePage Sussex - Tom Hassan
 Phone: 604-809-9777
 http://www.tomhassan.com
 tomhassan@gmail.com

Active **R2583714** **4463 CEDARWOOD COURT** Residential Detached
 Board: V Burnaby South **\$1,680,000** (LP)
 House/Single Family Garden Village (SP) 
 V5G 2K1



Sold Date: Frontage (feet): **55.00** Original Price: **\$1,680,000**
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1955**
 Depth / Size: **110** Bathrooms: **2** Age: **66**
 Lot Area (sq.ft.): **6,050.00** Full Baths: **2** Zoning: **R2**
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,119.22**
 Rear Yard Exp: **East** For Tax Year: **2020**
 Council Apprv?: Tax Inc. Utilities?:
 If new, GST/HST inc?: P.I.D.: **010-015-892**
 Tour: **Virtual Tour URL**

View: **No : Greenbelt**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**
 Sewer Type: **City/Municipal**

Style of Home: **Rancher/Bungalow w/Bsmt.**
 Construction: **Frame - Wood**
 Exterior: **Stucco, Wood**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **1**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Natural Gas**
 Outdoor Area: **Sundeck(s)**
 Type of Roof: **Asphalt**

Total Parking: **2** Covered Parking: **2** Parking Access: **Lane**
 Parking: **Garage; Double**
 Dist. to Public Transit: **1 block** Dist. to School Bus:
 Title to Land: **Freehold NonStrata**
 Property Disc.: **Yes**
 PAD Rental:
 Fixtures Leased: **No** :
 Fixtures Rmvd: **No** :
 Floor Finish: **Wall/Wall/Mixed**

Legal: **LOT 3, BLOCK 12, PLAN NWP14759, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:
 Site Influences:
 Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Foyer	6'1 x 7'2	Below	Storage	12'6 x 6'11			x
Main	Living Room	15'2 x 15'3	Below	Workshop	10'2 x 13'			x
Main	Dining Room	10'6 x 13'5			x			x
Main	Kitchen	14'8 x 9'7			x			x
Main	Master Bedroom	11'2 x 12'1			x			x
Main	Bedroom	11'1 x 9'7			x			x
Main	Bedroom	9'7 x 8'9			x			x
Below	Bedroom	12' x 10'6			x			x
Below	Recreation	27' x 14'5			x			x
Below	Laundry	12'5 x 9'8			x			x

Finished Floor (Main):	1,205	# of Rooms:	12	Bath		# of Pieces		Ensuite?		Outbuildings
Finished Floor (Above):	0	# of Kitchens:	1	1	Main	4	No			Barn:
Finished Floor (Below):	1,039	# of Levels:	2	2	Below	3	No			Workshop/Shed:
Finished Floor (Basement):	0	Suite:		3						Pool:
Finished Floor (Total):	2,244 sq. ft.	Crawl/Bsmt. Height:		4						Garage Sz:
		Beds in Basement: 0	Beds not in Basement: 4	5						585 SF
Unfinished Floor:	159	Basement: Full, Partly Finished		6						Grg Dr Ht:
Grand Total:	2,403 sq. ft.			7						
				8						

Listing Broker(s): **Royal LePage Sussex - Tom Hassan**

Prime Burnaby South. 1st time offered in 40 years! 4 bedroom 2 level home meticulously maintained by present owner. Top floor: gleaming hardwood floors, 3 spacious bedrooms and large living, dining and kitchen opening onto spacious 645 foot newer vinyl deck partially covered. Lower floor can easily be converted into a 1 or 2 bedroom mortgage helper with large recreation room, full bathroom, 4th bedroom and lots of storage. You will love the flat and private lot overlooking a greenbelt with lane access and cul-de-sac shared by only a few neighbours. 2 car garage 585 SF. Garden Village is a small pocket of heaven with BCIT, Ecole Moscrop Secondary, Metrotown and Crystal Malls, Inman Elementary, Ecole Marlborough, SF University, Deer Lake and Wesburn Park only blocks away. A great home!