



**R2351830**

**Sold**

Residential Attached  
Townhouse

**29 8868 16TH AVENUE**

Burnaby East  
The Crest

CRESCENT HEIGHTS

**\$898,800** (LP)

**\$869,500** (SP)

**\$418.03** (L\$/SF)

**\$418.03** (S\$/SF)



Sold Date: **4/4/2019** Frontage (feet): Original Price: **\$898,800**  
 Meas. Type: **Feet** Frontage (metres): Approx. Year Built: **1996**  
 Depth / Size (ft.): Bedrooms: **3** Age: **23**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **STRATA**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$3,221.40**  
 Approval Req?: **No** Half Baths: **2** For Tax Year: **2018**  
 Exposure: Maint. Fee: **\$505.41** Tax Inc. Utilities?: **No**  
 If new, GST/HST inc?: P.I.D.: **023-406-747**  
 Mgmt. Co's Name: **DORSET** Tour:  
 Mgmt. Co's Phone: **604-270-1711**  
 View: **No :**  
 Complex / Subdiv: **CRESCENT HEIGHTS**  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: **2 Storey w/Bsmt., End Unit** Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
 Construction: **Frame - Wood** Parking: **Garage; Double** Locker: **N**  
 Exterior: **Wood** Dist. to Public Transit: Dist. to School Bus:  
 Foundation: **Concrete Perimeter** Reno. Year: Units in Development: **61** Total Units in Strata:  
 Rain Screen: Renovations: **Partly** R.I. Plumbing: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** R.I. Fireplaces: # of Fireplaces: **1** Seller's Interest: **Registered Owner**  
 Fireplace Fuel: **Gas - Natural** Property Disc.: **Yes**  
 Fuel/Heating: **Forced Air, Heat Pump** Fixtures Leased: **No :**  
 Outdoor Area: **Patio(s)** Fixtures Rmvd: **No :**  
 Type of Roof: **Asphalt** Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Gardening, Management**  
 Legal: **STRATA LOT 29, PLAN LMS2376, DISTRICT LOT 13, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **In Suite Laundry**  
 Site Influences: **Central Location, Private Setting, Recreation Nearby**  
 Features: **Air Conditioning**

| Floor | Type           | Dimensions  | Floor | Type  | Dimensions | Floor | Type | Dimensions |
|-------|----------------|-------------|-------|-------|------------|-------|------|------------|
| Main  | Living Room    | 16'0 x 13'8 | Below | Foyer | 5'0 x 4'0  |       |      | x          |
| Main  | Dining Room    | 11'6 x 10'0 |       |       | x          |       |      | x          |
| Main  | Kitchen        | 10'0 x 9'6  |       |       | x          |       |      | x          |
| Main  | Family Room    | 13'0 x 11'0 |       |       | x          |       |      | x          |
| Main  | Nook           | 9'6 x 8'6   |       |       | x          |       |      | x          |
| Above | Master Bedroom | 12'3 x 12'0 |       |       | x          |       |      | x          |
| Above | Bedroom        | 12'3 x 9'6  |       |       | x          |       |      | x          |
| Above | Bedroom        | 10'6 x 10'0 |       |       | x          |       |      | x          |
| Below | Recreation     | 19'4 x 9'6  |       |       | x          |       |      |            |
| Below | Laundry        | 8'8 x 5'4   |       |       | x          |       |      |            |

|  |  |                         |                       |      |       |             |          |                |
|--|--|-------------------------|-----------------------|------|-------|-------------|----------|----------------|
| Finished Floor (Main): <b>840</b>            | # of Rooms: <b>11</b>  | # of Kitchens: <b>1</b> | # of Levels: <b>3</b> | Bath | Floor | # of Pieces | Ensuite? | Outbuildings   |
| Finished Floor (Above): <b>762</b>           | Crawl/Bsmt. Height:  |                         |                       | 1    | Main  | 2           | No       | Barn:          |
| Finished Floor (Below): <b>478</b>           | Restricted Age:  |                         |                       | 2    | Below | 2           | No       | Workshop/Shed: |
| Finished Floor (Basement): <b>0</b>          | # of Pets: <b>2</b>  | Cats: <b>Y</b>          | Dogs: <b>Y</b>        | 3    | Above | 4           | No       | Pool:          |
| Finished Floor (Total): <b>2,080 sq. ft.</b> | # or % of Rentals Allowed: <b>4</b>                                    |                         |                       | 4    | Above | 4           | Yes      | Garage Sz:     |
|  | Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b> |                         |                       | 5    |       |             |          | Door Height:   |
| Unfinished Floor: <b>0</b>                   | Basement: <b>Fully Finished</b>  |                         |                       | 6    |       |             |          |                |
| Grand Total: <b>2,080 sq. ft.</b>            |  |                         |                       | 7    |       |             |          |                |
|  |  |                         |                       | 8    |       |             |          |                |

Listing Broker(s): **Kore Realty**

Your search ends here! .. 'FAMILY SIZE', gorgeous Townhouse in coveted 'Crescent Heights'! Seldom available quiet, inner-courtyard home (away from 16th) w/ sunny EW exposure. Spacious (nearly 2,100 sq.ft.), updated duplex-style (corner) home boasts; 3-4 bedrooms, 4 baths, high-ceilings throughout, large sunny living/dining w/10' coffered ceilings, gas fireplace + large master suite w/ 4 piece bath & walk-in closet. Open, updated kitchen w/eating bar, nook & large family room all leading to a very private garden patio perfect for Summer BBQ, entertaining & container gardening. Down is laundry room & recreation room (man cave/4th bed) \*All Air Conditioned for warm Summer days! Large 2 car