



Presented by:  
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Burnaby North, Parkcrest **MLS# V816800** Residential Detached **Active**  
**6467 BUCHANAN ST, V5B 2S6**



**List Price: \$818,000** Previous Price: Original Price: **\$818,000**

Complex/Subdiv:  
 Frontage: **60.00 ft** Bedrooms: **4** PID: **002-330-059**  
 Depth/Size: **120** Bathrooms: **2** Type: **House/Single Family**  
 Lot Area SqFt: **7,200** Full Baths: **2** Approx Yr Blt: **1951**  
 Rear Yard Exp: Half Baths: **0** Age at List Date: **59**  
 Meas Type: **Feet** If New GST Incl: Taxes: **\$3,767 (2009)**  
 Flood Plain: Zoning: **R2**

View: **Y - SOUTHERN VIEW, METROTOWN SKYLINE**  
 Serv. Connected: **Electricity**

Style of Home: <b>2 Storey</b>	Total Parking:	Covered Parking: <b>1</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Rear</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Carport; Single</b>	
Exterior: <b>Mixed, Stone</b>		
Rainscreen:	R/I Plumbing:	Dist to Public Trans:
Type of Roof: <b>Asphalt</b>		Dist to School Bus:
Renovations: <b>Completely</b>	Reno Year: <b>2008</b>	Possession:
Flooring: <b>Hardwood, Tile, Wall/Wall/Mixed</b>		Title to Land: <b>Freehold NonStrata</b>
Water Supply: <b>City/Municipal</b>		Seller's Interest: <b>Registered Owner</b>
Heat/Fuel: <b>Forced Air</b>		Mortgage Info: <b>\$0</b>
No. of Fireplaces: <b>2</b>	R/I Fireplaces:	Property Disclosure: <b>Y - Y</b>
Fireplace Fuel: <b>Wood</b>		Out Buildings:
Outdoor Area: <b>Fenced Yard, Sundeck(s)</b>		
Pad Rental:		
Fixtures Leas: <b>N</b>		
Fixt Removed:		

Legal: **PL 12119 LT 12 BLK 4 DL 130 LD 36 GROUP 1.**

Amenities:

Site Influences: **Central Location**

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'2 X 10'6			X			X
Main F.	Kitchen	13'6 X 10'3			X			X
Main F.	Dining	12'9 X 8'2			X			X
Main F.	Master Bedroom	12'4 X 10'9			X			X
Main F.	Bedroom	11'2 X 10'9			X			X
Below	Recreation Room	23'5 X 10'8			X			X
Below	Bedroom	11'6 X 10'9			X			X
Below	Bedroom	10'8 X 9'			X			X
Below	Kitchen	12' X 6'			X			
Below	Laundry	10'8 X 10'			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>	
Main Floor Area SqFt: <b>960</b>	Total # Rooms: <b>10</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>2</b>	2 <b>3 Piece; Ensuite: N; Level: Below</b>	
Finished Floor Down: <b>0</b>	Finished Levels: <b>2</b>	3	
Finished Floor Bsmt SqFt: <b>960</b>	Crawl/Bsmt Height: <b>4</b>	4	
Total Finished Floor SqFt: <b>1,920</b>	Basement Area: <b>Full, Separate Entry</b>	5	
		6	
Unfinished Floor: <b>0</b>	Suite: <b>Unauthorized Suite</b>	7	
Grand Total Floor Area: <b>1,920</b>		8	

Listing Broker(s): **RE/MAX Central**

**Pride of ownership evident throughout! European handcrafted and completely remodeled by professional designer! French inspired, this home comes right out of a magazine. Living room with wood burning fireplace & huge window with spectacular Southern Views & Metrotown skyline. A chef's dream in this kitchen w/Brazilian Labradorite counters & top of the line European stainless appliances. Formal dining rm & spa inspired bathroom. Bright, lower floor offers 2 bdrm unauth suite completely remodeled w/the highest end materials. More features inc. newer roof,newer covered sundeck w/slate floors,double windows,custom silk drapery,roller shades,french doors, tool shed, fenced backyard, carport w/backlane.STUNNING, must be seen to believe!!**