



Presented by:
Sophia Gee
 Re/Max Central
 Cell: 604-760-1900
 Email: sophiagee@shaw.ca
 Website: www.sophiagee.com



Burnaby South, South Slope Residential Detached
6550 CLINTON ST, V5E 1A4 **MLS# V843440** **Active**



List Price: \$639,000 Previous Price: Original Price: **\$639,000**

Complex/Subdiv:

Frontage: 50.00 ft	Bedrooms: 4	PID: 002-513-919
Depth/Size: 120	Bathrooms: 3	Type: House/Single Family
Lot Area SqFt: 6,000	Full Baths: 3	Approx Yr Blt: 1950
Rear Yard Exp:	Half Baths: 0	Age at List Date: 60
Meas Type: Feet	If New GST/HST Incl:	Taxes: \$3,694 (2010)
Flood Plain:	Zoning: R10	

View: **N**
 Serv. Connected: **Electricity**

Style of Home: Rancher/Bungalow w/Bsmt.	Total Parking:	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Lane	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Single	
Exterior: Other		
Rainscreen:	R/I Plumbing:	Dist to Public Trans: 1BLK
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year:	Possession:
Flooring: Hardwood, Tile, Wall/Wall/Mixed	Title to Land: Freehold NonStrata	Seller's Interest: Registered Owner
Water Supply: City/Municipal	Mortgage Info: \$0	
Heat/Fuel: Other		
No. of Fireplaces: 1	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel: Wood		Out Buildings: Barn Sz: N
Outdoor Area: Fenced Yard		
Pad Rental:		
Fixtures Leas: N - N		
Fixt Removed:		

Legal: **PL 11554 LT 6 DL 160 LD 36 GROUP 1.**

Amenities: **In Suite Laundry**

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

Features Incl:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16' X 13'			X			X
Main F.	Kitchen	11' X 10'6"			X			X
Main F.	Dining	10'6" X 9'			X			X
Main F.	Master Bedroom	11' X 11'			X			X
Main F.	Bedroom	10'8" X 10'			X			X
Bsmt	Recreation Room	16' X 12'			X			X
Bsmt	Bedroom	11' X 8'			X			X
Bsmt	Bedroom	9' X 9'			X			X
Bsmt	Den	8' X 11'			X			X
Bsmt	Laundry	10' X 8'			X			X

Floor Area (SqFt):		Bathrooms:	
Main Floor Area SqFt: 920	Total # Rooms: 10	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt: 0	# Kitchens: 1	2 3 Piece; Ensuite: Y; Level: Main F.	
Finished Floor Down: 0	Finished Levels: 2	3 3 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Bsmt SqFt: 920	Crawl/Bsmt Height:	4	
Total Finished Floor SqFt: 1,840	Basement Area: Partly Finished, Separate Entry	5	
	Suite: None	6	
Unfinished Floor: 0		7	
Grand Total Floor Area: 1,840		8	

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

Prestigious South Slopes neighbourhood! 2 level home on a large 50' x 120'lot with Southern views. Close to Skytrain, Highgate Village, elementary & secondary schools and Ron Mclean Park! Original hardwood floors on main, newer kitchen, spacious dining area. 2 bedrooms up plus 2 full bathrooms & 2 bedrooms plus den and full bathroom down. Basement partly finished with easy unauthorized suite potential. Fully fenced backyard with single garage and back lane access. Open House Sunday July 25th, 2-4pm.