

Active
R2265509
 Board: V, Detached
 House/Single Family

300 N HYTHE AVENUE

Burnaby North
 Capitol Hill BN
 V5B 1G5

\$1,938,000 (LP)

(SP)



Days on Market: **30** List Date: **5/7/2018** Expiry Date: **8/31/2018**
 Previous Price: **\$1,988,000** Original Price: **\$1,988,000** Sold Date:
 Meas. Type: **Feet** Frontage (feet): **65.00** Approx. Year Built: **1989**
 Depth / Size: Frontage (metres): **19.81** Age: **29**
 Lot Area (sq.ft.): **7,865.00** Bedrooms: **4** Zoning: **R2**
 Flood Plain: Bathrooms: **4** Gross Taxes: **\$7,265.36**
 Council Apprv?: Full Baths: **3** For Tax Year: **2017**
 Rear Yard Exp: **East** Half Baths: **1** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **011-931-051**
 View: **Yes: Burrard Inlet, Downtown, Mntns** Tour: **Virtual Tour URL**
 Complex / Subdiv:
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Water**

Style of Home: **3 Storey**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 # of Fireplaces: **3**
 Fireplace Fuel: **Natural Gas**
 Water Supply: **City/Municipal**
 Fuel/Heating: **Forced Air**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
 Type of Roof: **Metal, Other, Torch-On**

Total Parking: **6** Covered Parking: **3** Parking Access: **Lane**
 Parking: **Garage; Triple**
 Dist. to Public Transit:
 Title to Land: **Freehold NonStrata** Dist. to School Bus:
 Seller's Interest: **Registered Owner**
 Property Disc.: **Yes: Upon Acceptance**
 PAD Rental:
 Fixtures Leased: **No**
 Fixtures Rmvd:
 Registered:
 Floor Finish: **Mixed**

Legal: **PL NWP79023 LT 2 DL 189 LD 36. GROUP 1.** Municipal Charges
 Amenities:
 Site Influences: **Lane Access, Private Setting**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**
 Garbage:
 Water:
 Dyking:
 Sewer:
 Other:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	13'8 x 16'11	Above	Bedroom	10'11 x 12'6			x
Main	Dining Room	8'3 x 13'0	Above	Bedroom	11'4 x 13'8			x
Main	Kitchen	11'1 x 11'8	Above	Office	7'7 x 8'5			x
Main	Family Room	13'7 x 18'7	Below	Recreation	13'2 x 16'1			x
Main	Bedroom	10'9 x 9'11	Below	Bar Room	7'5 x 10'2			x
Main	Eating Area	11'9 x 9'9	Below	Storage	11'10 x 9'9			x
Main	Mud Room	9'5 x 6'8	Below	Foyer	9'3 x 17'1			x
Main	Laundry	8'6 x 5'6	Below	Workshop	6'10 x 10'8			x
Above	Master Bedroom	15'5 x 17'4	Below	Storage	11'6 x 12'5			x
Above	Walk-In Closet	7'10 x 5'7						x

Finished Floor (Main):	1,434	# of Rooms:	19	Bath		Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,306	# of Kitchens:	1	1	Above	5	Yes	Barn:	
Finished Floor (Below):	810	# of Levels:	3	2	Above	4	No	Workshop/Shed:	
Finished Floor (Basement):	0	Suite:		3	Main	4	No	Pool:	
Finished Floor (Total):	3,550 sq. ft.	Crawl/Bsmt. Height:		4	Below	2	No	Garage Sz:	
Unfinished Floor:	0	Beds in Basement: 0	Beds not in Basement: 4	5				Door Height:	
Grand Total:	3,550 sq. ft.	Basement: Crawl		6					
				7					
				8					

List Broker 1: **Sotheby's Int'l Realty Canada - Office: 604-922-6995** List Broker 2:
 List Sales Rep 1: **Ian Watt PREC* - Phone: 604-999-9426** **ianwatt@ianwatt.ca** Appointments: **Phone Other**
 List Sales Rep 2: **3:** **Call: TEXT ONLY**
 Sell Broker 1: **3:** **Phone: 604-999-9426**
 Sell Sales Rep 1: **2:** **3:**
 Owner: **H.R Enright & W.M Enright**
 Commission: **5% ON THE FIRST \$100,000 AND 1.1625% ON THE REMAINDER**
 Occupancy: **Vacant**

Realtor **TEXT 604-999-9426. Buyer to verify size, age, condition and zoning. Open Houses - Sat May 12 / Sun May 13 2:00 to 4:00 pm and Monday**
 Remarks: **May 14 5:30 to 7:30.**

Situated on a quiet street of prestigious Capitol Hill, this nearly 8,000 square foot lot boasting a 3550 square foot move in ready home has 4 spacious bedrooms 3.5 baths and spectacular west facing views of Downtown Vancouver, the North Shore Mountains and the Harbour. Incredibly maintained with features such as 4 gas fireplaces, built in vacuum, industrial grade air conditioning, hot water on demand, in-floor heating, irrigation system and plenty of storage. The upper level has a den and 3 bedrooms with sweeping views & the massive master has a spa like ensuite. The lower level is perfect for guests. Lane access 3 Car Garage with electric car charger. Priced below assessed value! Floor plan & tour on realtors site. Open Houses Sat May 12 Sun May 13 2:00-4:00 pm & Monday May 14 5:30-7:30.