



Presented by:  
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Burnaby North, Central BN **MLS# V791226** Residential Detached **Active**  
**4142 MANOR ST, V5G 1B1**



**List Price: \$609,000** Previous Price: Original Price: **\$609,000**

Complex/Subdiv:

Frontage: <b>66.00 ft</b>	Bedrooms: <b>4</b>	PID: <b>003-287-807</b>
Depth/Size: <b>122</b>	Bathrooms: <b>2</b>	Type: <b>House/Single Family</b>
Lot Area SqFt: <b>0</b>	Full Baths: <b>2</b>	Approx Yr Blt: <b>9999</b>
Rear Yard Exp: <b>0</b>	Half Baths: <b>0</b>	Age at List Date: <b>999</b>
Meas Type: <b>Feet</b>	If New GST Incl: <b>0</b>	Taxes: <b>\$4,559 (2009)</b>
Flood Plain: <b>0</b>	Zoning: <b>R5</b>	

View: **Electricity, Water**

Style of Home: <b>2 Storey</b>	Total Parking: <b>3</b>	Covered Parking: <b>3</b>
Construction: <b>Frame - Wood</b>	Parking Access: <b>Front, Lane</b>	
Foundation: <b>Concrete Perimeter</b>	Parking Facilities: <b>Open</b>	
Exterior: <b>Mixed</b>		
Rainscreen: <b>0</b>	R/I Plumbing: <b>0</b>	Dist to Public Trans: <b>0</b>
Type of Roof: <b>Other</b>	Possession: <b>Freehold NonStrata</b>	Dist to School Bus: <b>0</b>
Renovations: <b>0</b>	Title to Land: <b>Registered Owner</b>	
Flooring: <b>Mixed, Vinyl/Linoleum</b>	Seller's Interest: <b>0</b>	
Water Supply: <b>City/Municipal</b>	Mortgage Info: <b>\$0</b>	
Heat/Fuel: <b>Baseboard, Electric</b>		
No. of Fireplaces: <b>2</b>	R/I Fireplaces: <b>0</b>	Property Disclosure: <b>Y</b>
Fireplace Fuel: <b>Wood</b>	Out Buildings: <b>0</b>	
Outdoor Area: <b>Fenced Yard</b>		
Pad Rental: <b>0</b>		
Fixtures Leas: <b>N</b>		
Fixt Removed: <b>Y - CEILING FAN IN LOWER SUITE</b>		

Legal: **PL 1321 LT 3 BLK 34 DL 69 LD 37**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Lane Access, Paved Road, Private Yard, Recreation Nearby, Treed**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	9' X 14'			X			X
Main F.	Kitchen	10' X 12'			X			X
Main F.	Master Bedroom	13'9 X 10'2			X			X
Main F.	Bedroom	8' X 12'1			X			X
Below	Living Room	10' X 18'			X			X
Below	Kitchen	9' X 12'			X			X
Below	Master Bedroom	13'2 X 15'4			X			X
Below	Bedroom	12'5 X 12'1			X			X
		X			X			
		X			X			

<b>Floor Area (SqFt):</b>		<b>Bathrooms:</b>	
Main Floor Area SqFt: <b>950</b>	Total # Rooms: <b>8</b>	1 <b>4 Piece; Ensuite: N; Level: Main F.</b>	
Finished Floor Up SqFt: <b>0</b>	# Kitchens: <b>2</b>	2 <b>4 Piece; Ensuite: Y; Level: Below</b>	
Finished Floor Down: <b>1,000</b>	Finished Levels: <b>2</b>	3	
Finished Floor Bsmt SqFt: <b>0</b>	Crawl/Bsmt Height: <b>0</b>	4	
Total Finished Floor SqFt: <b>1,950</b>	Basement Area: <b>None</b>	5	
		6	
Unfinished Floor: <b>0</b>	Suite: <b>0</b>	7	
Grand Total Floor Area: <b>1,950</b>		8	

Listing Broker(s): **One Percent Realty Ltd.**

**Investment property on large 66x122 - R5 lot. Currently home to excellent long term tenants, BUY now and HOLD or buy now and develop. Perfect for the side by side Duplex you can build up to 3,982 square feet. Perfect investment Opportunity.**