



Presented by:  
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**stilhavn**  
 REAL ESTATE SERVICES

**Active**  
**R2575407**

Board: V  
 House/Single Family

**1065 PHILLIPS AVENUE**

Burnaby North  
 Simon Fraser Univer.  
 V5A 2V8

Residential Detached

**\$1,888,000** (LP)  
 (SP)



Sold Date: Frontage (feet): **70.00** Original Price: **\$1,888,000**  
 Meas. Type: **Feet** Bedrooms: **5** Approx. Year Built: **1971**  
 Depth / Size: **167.32** Bathrooms: **3** Age: **50**  
 Lot Area (sq.ft.): **11,714.00** Full Baths: **3** Zoning: **R4**  
 Flood Plain: Half Baths: **0** Gross Taxes: **\$5,025.40**  
 Rear Yard Exp: **West** For Tax Year: **2020**  
 Council Apprv?: Tax Inc. Utilities?:  
 If new, GST/HST inc?: P.I.D.: **007-414-013**  
 Tour:

View: **Yes: CITY, VAN ISLAND, SW**  
 Complex / Subdiv:  
 Services Connected: **Electricity, Natural Gas, Water**  
 Sewer Type: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Mixed**  
 Foundation: **Concrete Perimeter**  
 Rain Screen:  
 Renovations:  
 # of Fireplaces: **2**  
 Fireplace Fuel: **Wood**  
 Water Supply: **City/Municipal**  
 Fuel/Heating: **Natural Gas**  
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
 Type of Roof: **Torch-On**

Reno. Year:  
 R.I. Plumbing:  
 R.I. Fireplaces: **0**

Metered Water:

Total Parking: **2** Covered Parking: **2** Parking Access: **Front**  
 Parking: **Carport; Single, Garage; Single**  
 Dist. to Public Transit: **1 BLOCK** Dist. to School Bus: **NEAR**  
 Title to Land: **Freehold NonStrata**  
 Property Disc.: **Yes**  
 PAD Rental:  
 Fixtures Leased: **No** :  
 Fixtures Rmvd: **No** :  
 Floor Finish: **Laminate, Tile, Wall/Wall/Mixed**

Legal: **LOT 268, PLAN NWP36882, DISTRICT LOT 135, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities:

Site Influences: **Golf Course Nearby, Recreation Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	18'4 x 15'10	Below	Flex Room	13'6 x 12'8			x
Main	Dining Room	13'10 x 9'7	Below	Living Room	19'3 x 11'7			x
Main	Kitchen	14'7 x 13'5	Below	Bedroom	12'7 x 9'2			x
Main	Media Room	19'5 x 11'10	Below	Bedroom	15'5 x 9'9			x
Main	Bedroom	11'6 x 9'6			x			x
Main	Bedroom	13'1 x 9'7			x			x
Main	Master Bedroom	21'8 x 11'5			x			x
Below	Family Room	18'4 x 15'8			x			x
Below	Games Room	15'9 x 13'6			x			x
Below	Laundry	12'9 x 5'10			x			x

Finished Floor (Main):	<b>1,962</b>	# of Rooms: <b>14</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	<b>0</b>	# of Kitchens: <b>1</b>	1	Main	<b>5</b>	<b>Yes</b>	Barn:
Finished Floor (Below):	<b>1,698</b>	# of Levels: <b>2</b>	2	Main	<b>5</b>	<b>No</b>	Workshop/Shed:
Finished Floor (Basement):	<b>0</b>	Suite:	3	Below	<b>4</b>	<b>No</b>	Pool:
Finished Floor (Total):	<b>3,660 sq. ft.</b>	Crawl/Bsmt. Height:	4				Garage Sz:
Unfinished Floor:	<b>0</b>	Beds in Basement: <b>0</b>	5				Grg Dr Ht:
Grand Total:	<b>3,660 sq. ft.</b>	Basement: <b>None</b>	6				
			7				
			8				

Listing Broker(s): **Stilhavn Real Estate Services**

**Well kept VIEW home in quiet North Burnaby neighbourhood! This PRIME, duplex zoned, 70' x 167' lot sits perched above its neighbours with the best 180 degree South West views towards Metrotown & beyond on the block. Sunsets are amazing! This extremely bright, 3660 sqft home features 5 large bedrooms, 3 baths, updated kitchen, huge living spaces up & down, oversize single car garage & beautiful mature, manicured gardens. Easily add a mortgage helper if needed. Very centrally located with quick access to great schools, SFU & Burnaby Mtn Park. Perfect for a young family to grow in, investor to buy-and-hold, or a developer to build a side-by-side duplex. Showings by appt: Thurs May 6, 5-7; Sat May 8, 2-4. Call to book your Covid-safe viewing today!**