

### MULTIPLE REALTY LTD. \$1,9999,000 (MLS® R2424746) PROPERTY ASKING PRICE

4146 Gilpin Crescent, Burnaby (Garden Village) V5G 2K2

Aultiple Realty Ltd. | Since 1982 | #110 – 9780 Cambie Road, Richmond BC V6X 1K4 | T: 604.273.8555 | F: 604.273.4882



All above information, while deemed to be correct, is not guaranteed I This Communication is not intended to cause or induce breach of an existing Agency Agreement 2018 REBGV Top 1% Medallion Team (Team Leader: Jeremy Hsu I Team Members: Terry Lin/Cynthia Sun/Nina Chou/Ernest Chi)



## MULTIPLE REALTY LTD. \$1,9999,000 (MLS® R2424746) PROPERTY ASKING PRICE

4146 GILPIN CRESCENT, BURNABY (GARDEN VILLAGE) V5G 2K2 Multiple Realty Ltd. | Since 1982 | #110 – 9780 Cambie Road, Richmond BC V6X 1K4 | T: 604.273.8555 | F: 604.273.4882

# **INTERIOR VIEW**

























Jeremy Hsu PREC\* I 徐權輝個人地產公司 I M.B.A. 604.617.2230 I jeremy@cawingo.com



2018 Top 1% Medallion Club Team Leader I 2017 Top10% Medallion Club Team Leader 2015~2016 Medallion Club Member I 2018 Multiple Realty Team Award & Master Award 2015 Multiple Realty Platinum Award I 2016/2017 Multiple Realty Diamond Award

\*Personal Real Estate Corporation I This Communication is not intended to cause or induce breach of an existing Agency Agreement

(MLS® R2424746) PROPERTY ASKING PRICE 4146 GILPIN CRESCENT, BURNABY (GARDEN VILLAGE) V5G 2K2 Multiple Realty Ltd. | Since 1982 | #110 – 9780 Cambie Road, Richmond BC V6X 1K4 | T: 604.273.8555 | F: 604.273.4882

 $\underset{\text{MULTIPLE}}{\text{MULTIPLE}} \$1,999,000$ 

### 4146 Gilpin Crescent Burnaby

#### **GROSS INTERNAL AREA**

MAIN FLOOR : 1,723 SQ FT UPPER FLOOR: 836 SQ FT BASMENT: 1,370 SQ FT TOTAL: 3,929 sq ft

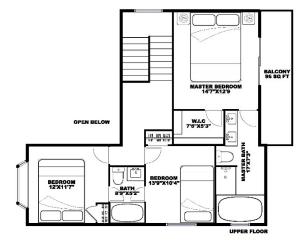
#### AUXILIARY AREA GARAGE : 440 SQ FT

BALCONY: 96 SQ FT

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. Measured on: December 17, 2019

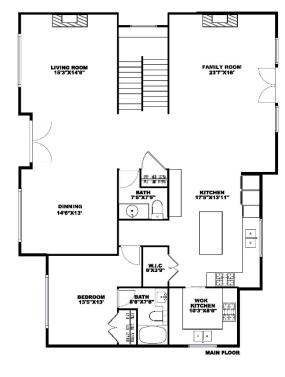






INGO GROUP



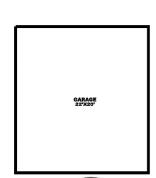


Disclaimer (IMPORTANT) 1. This Floor Plan is not suitable for a architectural / construction use. 2. All measurement are approximate and to be verified by the buyer.



Emma Lei 雷泽雨 | 大温地产经纪 778.892.8229 | <u>emmalei8229@gmail.com</u>

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Active			41		IN CRESC	ENT				Resid	lential Deta	ched
<b>2424746</b> Joard: V					aby South					\$1	,999,000	(LP)
					en Village							(SP)
ouse/Single Family					G 2K2							
A ATI		t Alles	Solo	d Date:		F	rontage	(feet):	60.00	Original F	Price: <b>\$1,9</b>	99,000
SHART .			Mea	as. Type:	Feet	В	edroom	5:	6	Approx. Y	ear Built: 2	2016
			Dep	oth / Size:	110	В	athroom	is:	6	Age:		3
	19 Salak	***	Lot	Area (sq.ft.)	: 6,600.00	F	ull Baths	5:	5	Zoning:		R10
			Floo	od Plain:		Н	lalf Bath	s:	1	Gross Tax	xes:	\$9,147.5
			Rea	r Yard Exp:	Southwest					For Tax Y	'ear:	2019
			Cou	Incil Apprv?:						Tax Inc.	Utilities?:	No
			If n	ew, GST/HS	T inc?:					P.I.D.: 00	1-192-21	3
										Tour: V	irtual Tou	r URL
De Carton -			Vie		Vac. M							
	to the second	CLARK!	Viev		Yes: M			AKK VI	EW			
Care Martine State	C. Maria		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	nplex / Subd								
				vices Connec ver Type:	ted: Commu City/M	-		ty, Natı	ıral Gas, W	later		
yle of Home: 2 Storey w	/Bsmt.			- 71 -	Total Parking:	-		arking: 2	Parking	Access: R	ear	
onstruction: Frame - Wo	od				Parking: Add.							
xterior: Stone, Viny						<b>-</b>			D'at at		0.005	
oundation: Concrete Pe ain Screen:	erimeter	Reno. Y	'ear		Dist. to Public Title to Land:				Dist. to	School Bus	S: CLOSE	
enovations:		R.I. Plu			The to Land.	TTEET		istiata				
of Fireplaces: 2		R.I. Fire			Property Disc.:	Yes						
replace Fuel: Natural Gas					PAD Rental:							
1.1. C C'I /M			1 14/-1 -	I	E							
Vater Supply: City/Munici		Metereo	d Water:		Fixtures Leased							
uel/Heating: Natural Gas	, Radiant				Fixtures Leased Fixtures Rmvd: Floor Finish:	No :	wood, N	1ixed, T	ile			
uel/Heating: Natural Gas outdoor Area: Balcny(s) P	, Radiant				Fixtures Rmvd:	No :	wood, N	1ixed, T	ile			
uel/Heating: Natural Gas outdoor Area: Balcny(s) P ype of Roof: Asphalt	, Radiant	Fenced Y	ard	LOT 34, GRC	Fixtures Rmvd: Floor Finish:	No : Hard						
uel/Heating: Natural Gas butdoor Area: Balcny(s) P ype of Roof: Asphalt egal: LOT 5, BLO	s, Radiant atio(s) Dck(s),	Fenced Y	ard	LOT 34, GRC	Fixtures Rmvd: Floor Finish:	No : Hard						
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Jel/Heating: Natural Gas   Jutdoor Area: Balcny(s) P   Asphalt Balcny(s) P   Image: Second Secon	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private oning, ClthWsh Dime 15'3 1 14'6 2	Fenced Y /P14146, I Yard, Recr /Dryr/Frd nsions x 14'6 x 13'	ard DISTRICT I reation Nea g/Stve/DV Floor Above Bsmt	arby, Shoppi V, Drapes/V Type Bedroo Recrea	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion	No : Hard ESTMI ings, G Dime 12' 2 23'1 2	INSTER Garage I nsions x 11'7 x 14'2	LAND D	ISTRICT ener, Heat		·	Dimensions X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   gal: LOT 5, BLO   menities: Lot 5, BLO   te Influences: Central Loc   atures: Air Condition   loor Type   lain Living Room   tain Dining Room   fain Family Room	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 1 14'6 2 1 23'7 2	Fenced Y /P14146, I Yard, Recr /Dryr/Frd nsions x 14'6 x 13' x 16'	ard DISTRICT I reation Nea g/Stve/DV Floor Above Bsmt Bsmt	arby, Shoppi V, Drapes/V Type Bedroo Recrea Living I	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room	No : Hard ESTMJ ings, G Dime 12' 2 23'1 2 13'3 2	INSTER Garage I nsions x 11'7 x 14'2 x 10'7	LAND D	ISTRICT ener, Heat		·	Dimensions X X X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   gal: LOT 5, BLO   menities: Lot 5, BLO   te Influences: Central Loc   atures: Air Condition   loor Type   fain Living Room   fain Dining Room   fain Family Room   fain Kitchen	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 1 14'6 2 1 23'7 2 17'5 2	Fenced Y /P14146, I Yard, Recr /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11	ard DISTRICT I reation Nea g/Stve/DV Floor Above Bsmt	arby, Shoppi V, Drapes/V Type Bedroo Recrea	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover m tion Room	No : Hard /ESTMJ ings, G Dime 12' 2 23'1 2 13'3 2 13'3 2	[INSTER Garage [ Insions x 11'7 x 14'2 x 10'7 x 12'3	LAND D	ISTRICT ener, Heat		·	Dimensions X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   gal: LOT 5, BLO   menities: Lot 5, BLO   te Influences: Air Condition   loor Type   fain Living Room   fain Family Room   fain Kitchen   fain Wok Kitchen   fain Wok Kitchen   fain Bedroom	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 14'6 2 14'6 2 14'6 2 12'5 2 10'3 2 13'5 2	Fenced Y /P14146, I /P14146, I /Dryr/Frd nsions x 14'6 x 13'1 x 13'11 x 8'6 x 13'	ard DISTRICT I reation Nea Ig/Stve/DV Floor Above Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover off tion Room n m	No : Hard Hard ESTMI Dime 12' 2 23'1 2 13'3 2 14'8 2 14'2 2 14'2 2	INSTER Garage I nsions x 11'7 x 14'2 x 10'7 x 12'3 x 12' x 12' x 13'2	LAND D	ISTRICT ener, Heat		·	Dimensions X X X X X
Jel/Heating: Natural Gas   Jutdoor Area: Balcny(s) P   Asphalt Balcny(s) P   Asphalt Balcny(s) P   Ideal LOT 5, BLOO   menities: LOT 5, BLOO   te Influences: Central Loc   catures: Air Condition   loor Type   fain Living Room   fain Family Roon   fain Kitchen   fain Wok Kitchen   fain Bedroom   fain Pantry	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 p 14'6 p 12'7 p 12'7 p 10'3 p 13'5 p 6' 2	Fenced Y /P14146, I /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13' x 3'9	reation Nea lg/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMJ Dime 12's 23'1 s 13'3 s 14'8 s 14'2 s 14'2 s 14'2 s 14'2 s 14'2 s 14'2 s	INSTER Garage I nsions x 11'7 x 14'2 x 12'3 x 12'3 x 12' x 12' x 13'2 x 5'10	LAND D	ISTRICT ener, Heat		·	Dimensions X X X X X X X X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   egal: LOT 5, BLOO   menities: LOT 5, BLOO   te Influences: Central Loc   eatures: Air Condition   door Type   fain Living Room   fain Family Room   fain Kitchen   fain Wok Kitchen   fain Bedroom   fain Pantry   Main Pantry   Main Pantry	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 14'6 2 12'7 2 12'5 2 13'5 2 6'2 00m 14'7 2	Fenced Y /P14146, I /Pryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13' x 3'9 x 12'9	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMJ Dime 12' 2 23' 1 13' 3 14'8 2 14'8 2 14'8 2 15' 2 7'4 2 4'11 2	INSTER Garage I nsions x 11'7 x 14'2 x 10'7 x 12'3 x 12'3 x 12' x 12'3 x 12' x 12'3 x 12' x 12'3 x 12' x 12'3 x 12' x 13'2 x 13'2 x 13'2 x 13'2	LAND D	ISTRICT ener, Heat		·	Dimensions X X X X X X X X X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   egal: LOT 5, BLOG   menities: LOT 5, BLOG   te Influences: Central Loc   atures: Air Condition   loor Type   fain Living Room   fain Family Roon   fain Kitchen   fain Bedroom   fain Bedroom   fain Pantry   bove Walk-In Clos	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private oning, ClthWsh Dime 15'3 p 14'6 p 14'6 p 14'6 p 13'5 p	Fenced Y /P14146, I /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13' x 3'9	reation Nea lg/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMI Ings, G Dime 12' 2 23'1 2 13' 3 14'8 2 15' 2 7'4 2 4'11 2	INSTER Garage I nsions x 11'7 x 14'2 x 12'3 x 12'3 x 12' x 12' x 13'2 x 5'10	LAND D	ISTRICT ener, Heat		·	Dimensions X X X X X X X X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   egal: LOT 5, BLOG   menities: LOT 5, BLOG   ite Influences: Central Loc   eatures: Air Condition   floor Type   floor Type   floor Type   floor Family Room   flain Family Room   flain Family Room   flain Bedroom   flain Bedroom   flain Bedroom   flain Pantry   Nove Walk-In Clos   Nove Bedroom	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private oning, ClthWsh Dime 15'3 p 14'6 p 14'6 p 14'6 p 13'5 p	Fenced Y /P14146, I /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13'1 x 3'9 x 12'9 x 5'3	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMI Ings, G Dime 12' 2 23'1 2 13' 3 14'8 2 15' 2 7'4 2 4'11 2	INSTER Garage I nsions x 11'7 x 14'2 x 10'7 x 12'3 x 12' x 13'2 x 5'10 x 4'9 x	LAND D	ISTRICT ener, Heat			Dimensions X X X X X X X X X X X X
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   gal: LOT 5, BLOG   menities: LOT 5, BLOG   te Influences: Central Loc   atures: Air Condition   loor Type   lain Living Room   lain Family Room   lain Kitchen   lain Bedroom   lain Pantry   bove Walk-In Clos   bove Bedroom   nished Floor (Main):   nished Floor (Above):	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 14'6 123'7 14'6 123'7 14'6 10'3 13'5 10'3 13'5 10'3 13'5 13'5 13'5 13'5 13'5 13'5 13'5 13	Fenced Y /P14146, I /ard, Recr /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13'11 x 8'6 x 13' x 12'9 x 5'3 x 10'4 # of Roon # of Kitch	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMI Ings, G Dime 12' 2 23'1 2 13' 3 14'8 2 15' 2 7'4 2 4'11 2	INSTER Garage I nsions x 11'7 x 14'2 x 12'3 x 12' x 12'3 x 12' x 5'10 x 4'9 x 5'10 x 4'9 x x Bath 1	LAND D	ISTRICT ener, Heat Ty # of Pieces 3	pe	C	Dimensions X X X X X X X X X X X X
Jel/Heating: Natural Gas   Jutdoor Area: Balcny(s) P   Asphalt Balcny(s) P   Asphalt Balcny(s) P   Asphalt Balcny(s) P   Asphalt Balcny(s) P   Image: LOT 5, BLOG   menities: Air Condition   te Influences: Central Loc   Aatures: Air Condition   Ioor Type   1ain Living Room   1ain Family Room   1ain Family Room   1ain Bedroom   1ain Pantry   bove Master Bedroom   hove Bedroom   nished Floor (Main): Store (Main):   nished Floor (Below): Store):	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 13'5 2 10'3 2 13'5 2 10'3 2 13'5 2 6' 2 000m 14'6 2 13'5 2 13'5 2 13'5 2 13'9 2 1,723 836 0	Fenced Y /P14146, I /ard, Recr /Dryr/Frd nsions x 14'6 x 13' x 16' x 13'11 x 8'6 x 13'11 x 8'6 x 13'9 x 12'9 x 5'3 x 10'4 # of Roon # of Kitch # of Level	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMI Ings, G Dime 12' 2 23'1 2 13' 3 14'8 2 15' 2 7'4 2 4'11 2	Example 1 Finite State 1 Fin	Floor Main Main	ISTRICT ener, Heat Ty # of Pieces 3 2	pe Ensuite? Yes No	Cutb Barn:	Dimensions X X X X X X X X X uildings
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   agal: LOT 5, BLOO   menities: LOT 5, BLOO   menities: Air Condition   te Influences: Central Loc   adures: Air Condition   loor Type   Main Living Room   Main Dining Room   Main Family Room   Main Bedroom   Main Pantry   Nove Master Bedroom   Nabove Walk-In Clos   Nove Bedroom   nished Floor (Main): nished Floor (Below):   nished Floor (Below): inished Floor (Below):	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 13'5 2 10'3 2 13'5 2 10'3 2 13'5 2 10'3 2 13'5 2 13'9 2 1,723 836 0 1,370	Fenced Y /P14146, I /Tard, Recr /Dryr/Frd nsions x 14'6 x 13' x 16' x 13' x 16' x 13' x 16' x 13' x 13' x 16' x 13' x 10' # of Roon # of Kitch Suite:	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	arby, Shoppi V, Drapes/V Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard ESTMI Ings, G Dime 12' 2 23'1 2 13' 3 14'8 2 15' 2 7'4 2 4'11 2	Example 1 Final Action of the second state of	LAND D Door Op Floor Main Above	ISTRICT ener, Heat Ty # of Pieces 3 2 4	pe Ensuite? Yes No Yes	C	Dimensions X X X X X X X X X uildings
uel/Heating: Natural Gas   utdoor Area: Balcny(s) P   ype of Roof: Asphalt   egal: LOT 5, BLOG   menities: LOT 5, BLOG   ite Influences: Central Loc   eatures: Air Condition   floor Type   floor Type   flain Living Room   flain Family Roon   flain Kitchen   flain Bedroom	, Radiant atio(s) Dck(s), CK 5, PLAN NW ation, Private Noning, ClthWsh Dime 15'3 2 13'5 2 10'3 2 13'5 2 10'3 2 13'5 2 6' 2 000m 14'6 2 13'5 2 13'5 2 13'5 2 13'9 2 1,723 836 0	Fenced Y (P14146, I (P14146,	reation Nea g/Stve/DV Floor Above Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt Bsmt	Type Bedroo Recrea Living I Kitcher Bedroo Bedroo Laundr	Fixtures Rmvd: Floor Finish: DUP 1, NEW W ing Nearby Vindow Cover om tion Room n m y	No : Hard Hard (ESTM) Dimer 12'1 23'1 13'3 14'8 13'3 14'8 15'2 7'4 4'11 2	Example 1 Finite State 1 Fin	Floor Main Main	ISTRICT ener, Heat Ty # of Pieces 3 2	pe Ensuite? Yes No	Outb Barn: Workshop/ Pool: Garage Sz:	Dimensions x x x x x x x x x x uildings Shed:
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Most desired Luxury Single House located at Garden Village, 6 bed 6 bath plus 1 recreation/media room almost 4,000 sq.ft. living space. Custom built home with beautiful mountain view. Basketball court, swimming pool and playground, and greenbelt just right at front. High end Thermador appliances and well functioning floor plan, A/C, HRV, radiant floor heating, 10' ceilings, security system and much more. Two bedrooms separate entrance at basement, with private huge kitchen and laundry. 5 mins to Metropolis and Crystal Mall. Close to BCIT and Moscrop secondary school, Chaffey-Burke Elementary and Cascade Heights Elementary are well within walking distance. 2-5-10 new home warranty available.