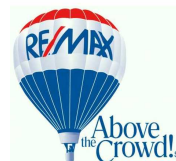




Presented by:
Katayoon Webb PREC*

RE/MAX Crest Realty
Phone: 604-315-8715

katayoonwebb@remax.net



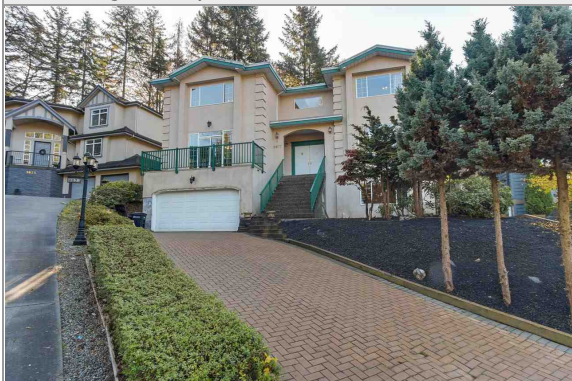
Active
R2317869
Board: V
House/Single Family

9875 RATHBURN DRIVE

Burnaby North
Oakdale
V3J 7J4

Residential Detached

\$1,800,000 (LP)
(SP)



Sold Date: Frontage (feet): **65.00** Original Price: **\$1,800,000**
Meas. Type: **Feet** Bedrooms: **8** Approx. Year Built: **1995**
Depth / Size: **148** Bathrooms: **5** Age: **23**
Lot Area (sq.ft.): **9,620.00** Full Baths: **4** Zoning: **R2**
Flood Plain: Half Baths: **1** Gross Taxes: **\$5,728.56**
Rear Yard Exp: **South** For Tax Year: **2018**
Council Apprv?: Tax Inc. Utilities?: **No**
If new, GST/HST inc?: P.I.D.: **018-700-276**
Tour: **Virtual Tour URL**

View: **Yes: MOUNTAIN VIEW**
Complex / Subdiv: **OAKDALE**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **2 Storey w/Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
of Fireplaces: **2**
Fireplace Fuel: **Natural Gas**
Water Supply: **City/Municipal**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**
Type of Roof: **Asphalt**

Total Parking: **5** Covered Parking: **2** Parking Access: **Front**
Parking: **Garage; Double**
Dist. to Public Transit: **0.5** Dist. to School Bus: **1**
Title to Land: **Freehold NonStrata**
Property Disc.: **Yes**
PAD Rental:
Fixtures Leased: **No** :
Fixtures Rmvd: **No** :
Floor Finish: **Hardwood, Laminate, Tile**

Legal: **PL LMP15662 LT A DL 15 LD 36. GROUP 1, EXCEPT PLAN LMP23928 (ROAD).**

Amenities:

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Drapes/Window Coverings, Garage Door Opener, Microwave, Oven-Built In, Pantry, Range**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14'10 x 16'1	Above	Bedroom	10'8 x 11'9			x
Main	Kitchen	14'6 x 14'4	Above	Bedroom	14'11 x 12'			x
Main	Dining Room	14'10 x 12'11	Below	Kitchen	9'9 x 8'4			x
Main	Eating Area	11'7 x 10'3	Below	Living Room	13'11 x 7'7			x
Main	Family Room	14'6 x 16'11	Below	Bedroom	11'4 x 9'8			x
Main	Den	19'4 x 14'11	Below	Bedroom	10'11 x 9'7			x
Main	Foyer	15'11 x 14'3	Below	Bedroom	13'8 x 10'10			x
Above	Master Bedroom	19'4 x 14'10	Below	Utility	6'8 x 7'5			x
Above	Bedroom	13'2 x 10'4						x
Above	Bedroom	13'1 x 10'4						x

Finished Floor (Main):	1,855	# of Rooms:	18	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	1,657	# of Kitchens:	2	1	Above	5	Yes	Barn:
Finished Floor (Below):	1,536	# of Levels:	3	2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement):	0	Suite:	Unauthorized Suite	3	Above	4	Yes	Pool:
Finished Floor (Total):	5,048 sq. ft.	Crawl/Bsmt. Height:		4	Main	2	No	Garage Sz:
Unfinished Floor:	0	Beds in Basement:	0	5	Below	4	No	Door Height:
Grand Total:	5,048 sq. ft.	Basement:	Crawl, Full	6				
				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty**

Custom built 3 level executive style home with gorgeous mountain views situated in the tranquil parklike setting of Burnaby North's coveted Oakdale. Grand foyer w/high ceilings & open staircase, formal living & dining area, a library w/french door leading to a terrace to enjoy the amazing view of the Mtns. Gourmet kitchen, equipped w/wok kitchen, working island & eating area, custom cabinetry, granite counters. 5 bedrooms, 3 baths, all en-suite upstairs. The bonus is the fully renovated separate entry basement with two bedrooms & potential 3rd bedroom down make this a min 7/8 bedroom house. Oversized private lot w/mature trees. Skytrain, Lougheed Mall, SFU & Easy access to the hwy.