



Les Twarog
 RE/MAX Crest Realty (Westside)
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South Slope

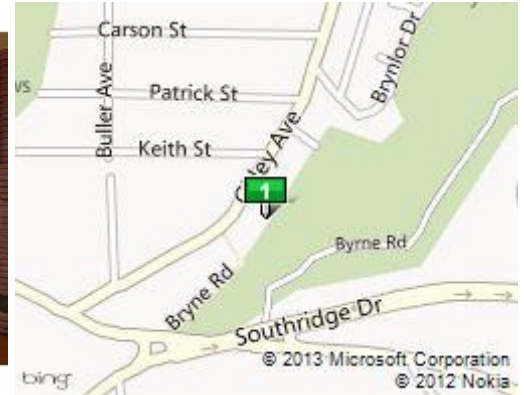
8538 GILLEY AV

\$825,000

ML#: V995360

Taxes: \$4,185.00

Status: Active



Bedrooms: 5
Baths: 0, 4
Fin Flr Area: 3,200
Year Built: 1956
House Type: House/Single Family
Style: 2 Storey

Outdoor Area: Balcony(s); Patio(s) or Deck(s)
Exposure/Heat: / Electric, Forced Air
Parking: Total: 6/ Cov: 2/ Garage; Double
Floor Finish: Stone, Wood
Exterior Finish: Wall/Wall/Mixed
Taxes: \$4,185

Fireplaces: 1, Gas - Natural
Lot Size: 7,062
Front/Depth: 66 x 107
#Fin Lvl/s/Kitch: 2 / 3
Occupancy: Owner
Days on Mkt: 14

8538 Gilley, Burnaby, BC, V5J 5Y5 - 3200 sf renovated 5 bdrm, 4 bath two level South Slope home on a huge 7000 sf lot that is backing onto greenbelt & the peaceful forested Byrne Creek Park & Ravine. This & previous owner has spent up to \$150,000 in updates including; new kitchen w/granite countertops and under mount sinks, Samsung Quad door fridge, Jenn Air gas range, H/W floors, new double pane vinyl windows (main flr. only), new rear deck with 12x20 Sasetter electric awning w/remote, 48 jet 6 person hot tub off master, natural gas fireplace insert & 24x24 double detached garage. Note - Two kitchens downstairs. Go to realtor's web site for feature & additional info.

Listing Broker(s): RE/MAX Crest Westside (VanW7)



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South Slope, Burnaby South **MLS # V995360** Residential Detached
8538 GILLEY AV **Active**

	List Price: \$825,000	Days on Mkt: 14
	List Date: 11-Mar-13	
Previous Price:	Subdiv/Complex:	PID: 010-398-007
Original Price: \$825,000	Postal Code: V5J 4Y5	Approx Yr Blt: 1956
Frontage: 66.00		Age at List Date: 57
Depth/Size: 107		Type: House/Single Fam
Lot SqFt: 7,062	Bedrooms: 5	Zoning: R2
Exposure:	Bathrooms: 4	Taxes: \$4,185 / 2012
Stories in Bldg:	Full Baths: 4	Gst Incl:
Flood Plain: No	Half Baths: 0	
Meas. Type: Feet	View: Yes; Greenbelt	
Fixtures Lsd: N		
Fixt Removed:		

Style of Home: 2 Storey	Total Parking: 6	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Stone / Wood		
Rain Screen:		
Type of Roof: Asphalt	Dist to Public Trans: Nearby	Dist to School/Bus: Nearby
Renovations:	Possession:	
Flooring: Wall/Wall/Mixed	Title to Land: Freehold NonStrata	
Water Supply: City/Municipal	Seller's Interest: Registered Owner	
Heat/Fuel: Electric / Forced Air / Natural Gas	Mortgage Info: 0	
No. of Fireplaces: 1	Reno Year: 2004	
Fireplace Fuel: Gas - Natural		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Yes	

Legal: **PL NWP2014 LT 15 DL 159 LD 36 PARCEL A(EP15034),**
 Amenities:
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW / Drapes/Window Coverings / Fireplace Insert / Garage Door Opener**
 Site Influences: **Central Location / Greenbelt / Private Setting / Private Yard / Recreation Nearby / Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18'7 X 15'1	Below	Living Room	22'6 X 14'6			
Main F.	Kitchen	14'6 X 10'1	Below	Kitchen	6'10 X 5'3			
Main F.	Dining	10'7 X 10'2	Below	Bedroom	13'7 X 9'8			
Main F.	Eating Area	10'10 X 9'7	Below	Laundry	13'11 X 9'8			
Main F.	Master Bedroom	20'2 X 11'	Below	Mud Room	9'4 X 4'3			
Main F.	Bedroom	11'6 X 11'						
Main F.	Bedroom	9'8 X 9'5						
Below	Living Room	13' X 10'10						
Below	Kitchen	14' X 9'2						
Below	Bedroom	13'10 X 11'10						

Floor Area (SqFt):	Total # Rooms: 15	Bathrooms:
Finished Floor Area Main: 1,600	# Kitchens: 3	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 1,600	Finished Levels: 2	2 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0	Bsmt Height:	3 4 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt: 0	Basement Area: None	4 4 Piece; Ensuite: N; Level: Below
Total Finished Floor Area: 3,200		5
		6
Unfinished Floor Area: 0	Suite: Unauthorized Suite	7
Grand Total Floor Area: 3,200		8

Listing Broker 1: **RE/MAX Crest Westside (VanW7)** Occupancy: **Owner**
 Listing Broker 2:

8538 Gilley, Burnaby, BC, V5J 5Y5 - 3200 sf renovated 5 bdrm, 4 bath two level South Slope home on a huge 7000 sf lot that is backing onto greenbelt & the peaceful forested Byrne Creek Park & Ravine. This & previous owner has spent up to \$150,000 in updates including; new kitchen w/granite countertops and under mount sinks, Samsung Quad door fridge, Jenn Air gas range, H/W floors, new double pane vinyl windows (main flr. only), new rear deck with 12x20 Sasetter electric awning w/remote, 48 jet 6 person hot tub off master, natural gas fireplace insert & 24x24 double detached garage. Note - Two kitchens downstairs. Go to realtor's web site for feature & additional info.



8538 Gilley Burnaby, BC

Features & Updates

- 1984 10' added onto the back of the house
- 1984 new 24'x24' double detached garage constructed (\$25,000. replacement cost)
- 2004 over \$63,000. spent on 2 brand new suites (plumbing, wiring, flooring, windows, drywall etc.)
- 2008 french doors off master full 8' slider off kitchen
- 2008 new engineered deck with overspec 5/8" marine grade T&G Ply over 2"x12" on 10" centers
- 2008 custom railing and thickest duradeck membrane that is made
- 2008 installed a 2 port Bbq & Heater Natural gas hookup onto deck
- 2008 installed a 48 jet 6 person Hot tub with separate GFCI breaker
- 2008 12'x20' sunsetter electric awning w remote
- 2008 sears whisper drive electric garage door openers w/remotes
- 2008 two 4 light garage door panels
- 2008 Natural Gas Fireplace Insert with Smart remote
- 2008 3-Hunter Model 1886 100th commemorative Edition w 6.5Lbs of hand poured bronze (\$1188. ea)
- 2009 installed all new dbl pane vinyl windows on top floor of home
- 2009 installed new exterior doors on main floor of home
- 2009 Blanco super deep double sink with a 1/3 hp garburator and commercial grade tapset
- 2009 over 35 lineal feet of granite counter top
- 2009 tumbled travertine backspash installed
- 2009 Jenn Air gas range s/s (\$4450.) Jenn Air s/s french door fridge (\$2650.) Jenn Air s/s Dw (\$1350.)
- 2010 Samsung Quad Door fridge (\$3810.)
- 2010 Samsung s/s Extra large capacity front load Steam Washer and Steam Dryer team (\$3150)
- 2010 new roof (30 year) on both the garage and home with brand new extra large gutter system
- 2010 refinished hardwood floors
- 2012 retaining wall added
- 2012 pavers installed
- 2012 10 yards of topsoil with new turf

**Tax Report - 8538 GILLEY Avenue
Record Updated - 01/09/2013**

Jurisdiction	301-BURNABY - CITY OF	Roll Number	649585380000	Property ID	010-398-007
Property Addr	8538 GILLEY AV	Board Code	V		
Municipality	BU-CITY OF BURNABY				
Neighborhood	004-SOUTH SLOPE - E 1/2				
Area	VBS-Burnaby South				
Sub Area	VBSSS-South Slope			More PID's	
Gross Taxes	\$4185.39	(2012)		Water Conn	1956

Tax Amount Updated - 07/02/12

Owner Name & Mailing Address Information

Owner(s) 1 Name & Address	Owner(s) 2 Name & Address
** NOT AVAILABLE **	

8538 GILLEY AVE
BURNABY BC

V5J 4Y5

Legal Information

Plan #	Lot	Block	Dist Lot	Land Dist	Section	Township	Range	Meridian
NWP2014	15		159	36				
Legal Description	PL NWP2014 LT 15 DL 159 LD 36 Parcel A(EP15034), Group 1.							

Land & Building Information

Width	66	Depth	107	Lot Size	FEET
Land Use		Actual Use		SINGLE FAMILY DWELLING	
BCA Description	1 ST SFD AFTER 1930 STANDARD			Zoning	R2

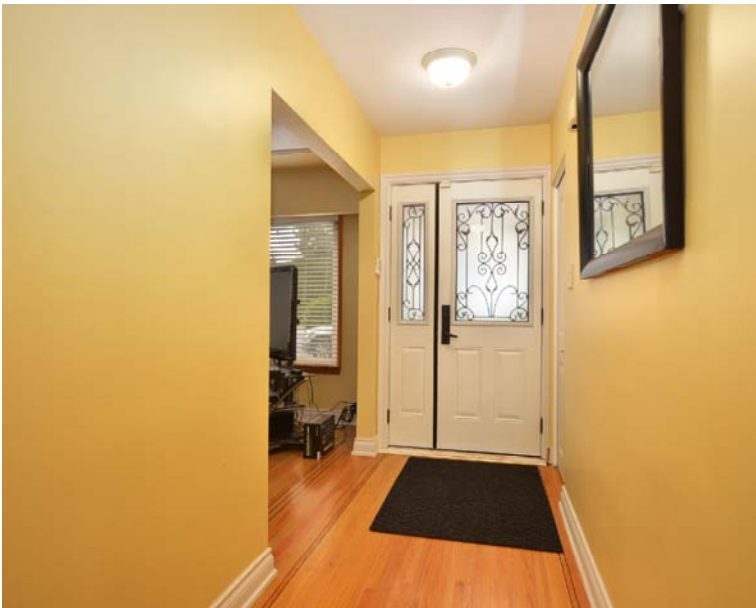
BCAA Data Updated - 01/06/13

Total Value Information

Actual Totals		Municipal Taxable Totals		School Taxable Totals	
Land	\$662,000	Gross Land	\$662,000	Gross Land	\$662,000
Improvement	\$62,300	Gross Improve	\$62,300	Gross Improve	\$62,300
		Exempt Land		Exempt Land	
		Exempt Improve		Exempt Improve	
Actual Total	\$724,300	Municipal Total	\$724,300	School Total	\$724,300

Sale History Information

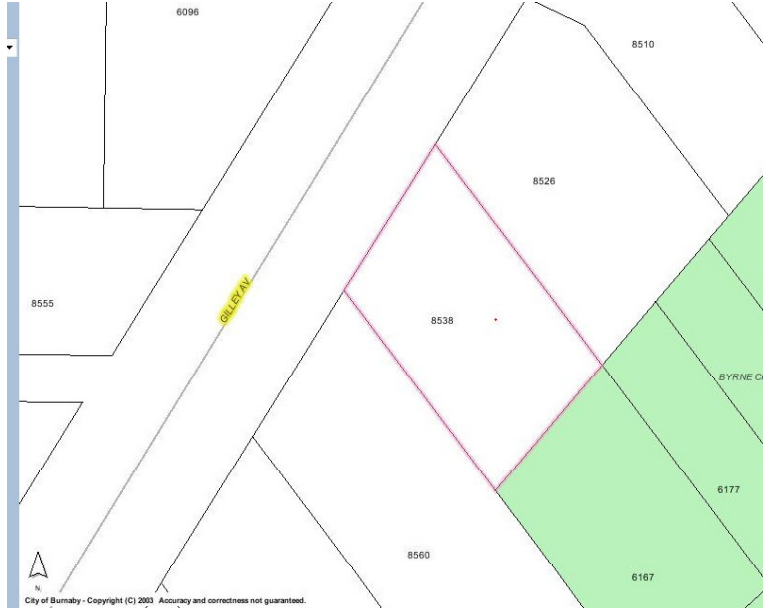
Date	Price	Document #	Type of Sales Transaction
08/25/2005	\$515,000	BX263310	IMPRV SINGLE PROP CASH TRANSAC
11/17/2003	\$346,000	BV474279	IMPRV SINGLE PROP CASH TRANSAC
11/28/2000	\$266,000	BP284531	IMPRV SINGLE PROP CASH TRANSAC












Address:

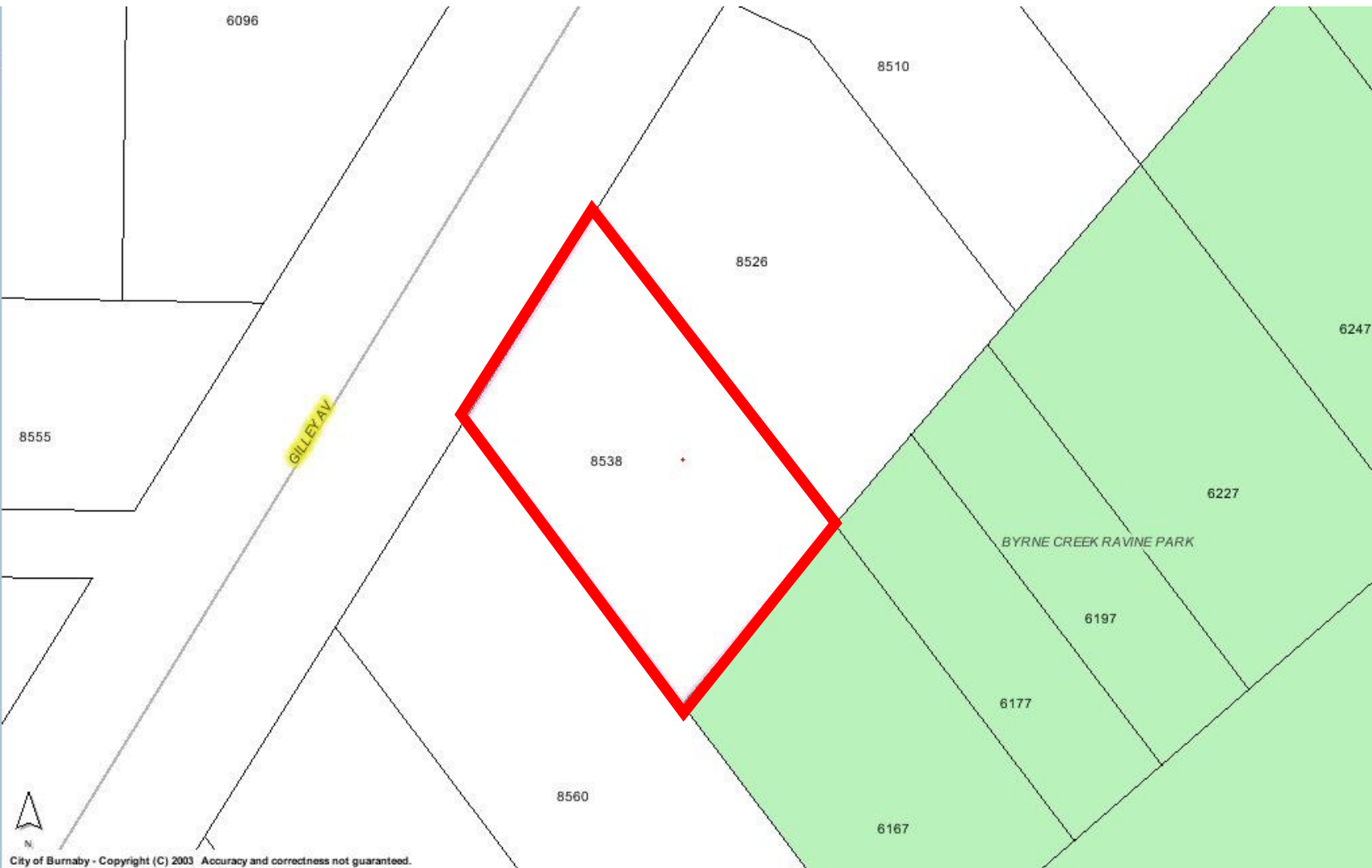
Street:

Unit:

Address: 8538 GILLEY AVE
Postal Code: V5J 4Y5
Lot Width (m): 19.98
Lot Depth (m): 32.74
Total Lot Area (sqm): 671.88
Roll Number: 6495-8538-0000
Legal Lot: 15 BLK: DL: 159 Plan: 2014
Zone: R2
Neighbourhood: Stride Hill
Click for Assessment Data



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& Sonja
PEDERSEN

VANCOUVER WESTSIDE & DOWNTOWN SPECIALISTS

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BRAVA - SEYMOUR & DAVIE

2601-1155 Seymour St \$949,000
Two bed + den, 2 bath, 2 balc. 964 sf
Sub-Penthouse with NW exposure-views
to English Bay & North Shore mtns. Seller
spent \$275K on renos incl: black slate tile,
cherry wood floors, granite counters. Two
parking stalls (85,86) & locker (18) on (P2)



WALL CENTRE

1410-1050 Burrard \$588,000
Executive 1,070 s/f 2 bed, 2 bath
at the residences at 1050 Burrard.
Central location within 2 blocks of the
upscale Robson Street boutiques.
Vacant & easy to show.



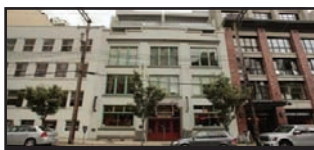
LOS CABOS, MEXICO

**4 two bedroom
waterfront suites
\$429,000-\$689,000**



AQUA AT THE PARK

1801-550 Pacific St. \$788,000
1,055 s/f, south facing 2 bed, 2 bath + Den
suite. Gorgeous view of False Creek &
George Wainborn Park from every room
incl good sized balcony. Parking #52 on P1,
granite & marble kitchen with s/s appliances.



ELLISON - YALETOWN

205-1228 Homer \$648,800
Absolutely stunning 935sf 1 bed + den in
Yaletown. This heritage conversion has 11
ft. ceilings, extra large windows, exposed
fir beams, concrete walls and wood floors.
Beautiful open plan with lots of space and
light. Parking and storage included.



POINTE CLAIRE - COAL HARBOUR

TH216-1238 Melville \$455,000
This wonderfully kept 777sf two level
townhouse is the perfect city home. Rarely
available one bed plus den/solarium with
1.5 baths is situated in the private courtyard
away from the street and noise, super quiet!
1 parking #179 and 1 storage locker #64
included.



GIBSONS EXECUTIVE HOME

1561 Smith Rd \$1,400,000
4267sf, 5 bed, 4 bath log home on 3 levels with
ocean view. Located within walking distance of the
40 min ferry ride to Van. Features high end fixtures
and finishing incl: cherry wood H/W floors, stamped
concrete decks on all levels, granite countertops,
stainless appliances. Quiet setting with views of the
North Shore Mountains and the ocean.



WEST VAN VIEW HOME

4722 MEADFIELD, WV \$2,750,000
Executive style 4000 sq.ft + home which
features 4 bedrooms and 4 baths, vaulted
cedar ceilings, gourmet cooks kitchen with
high end appliances. Sought after Caulfield
neighbourhood, close to schools and shopping.
Easy to show.



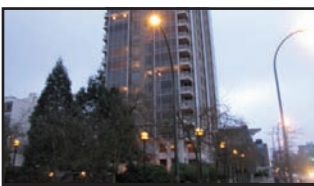
**BOAT SLIP, 1900SF CONDO
MUST SELL TOGETHER**

201-1010 Beach Ave \$1,899,000
1900 sf 2 bed 2 bath suite with marina
and ocean views.
29-1000 Beach Ave \$321,000
Boat Slip with 17' beam must be sold
together with suite #201.



FOUNDRY

607-1833 Crowe Street \$695,000
1,058 s/f 2 bed, 2 bath + den S/W corner
unit located in sought after South East
False Creek with a great open plan and lots
of light. LEED certified green building.



MANHATTAN

503-1590 West 48h \$639,000
1,149 s/f 2 bed, 2 bath N/E facing suite.
Panoramic views of the city, water & moun-
tains. Walking distance to shopping, public
transit & a vibrant neighborhood.



DEVELOPMENT SITE

1415 & 1421 E 1ST \$2,376,000
Great development site. Multi-family
zoned RM - 4N. 2 lots @ 45x114,
Convenient to Skytrain, Downtown
Vancouver and Commercial "DRIVE."