



Presented by:

# Bernadette Dunnigan PREC\*

Dunnigan Homes Real Estate Group

Oakwyn Realty Ltd.

Phone: 778-835-0599

http://www.bernadettedunnigan.com

Bernadette@dunnighomes.com



**Active**  
**R2879194**

Board: V  
House/Single Family

## 4937 BEAMISH COURT

Burnaby South  
Forest Glen BS  
V5G 3W8

Residential Detached

**\$2,298,000** (LP)  
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: <b>\$2,298,000</b>
Meas. Type: <b>Feet</b>	Bedrooms: <b>5</b>	Approx. Year Built: <b>1976</b>
Frontage(feet): <b>67.00</b>	Bathrooms: <b>3</b>	Age: <b>48</b>
Frontage(metres): <b>20.42</b>	Full Baths: <b>3</b>	Zoning: <b>R4</b>
Depth / Size: <b>110.54</b>	Half Baths: <b>0</b>	Gross Taxes: <b>\$6,127.58</b>
Lot Area (sq.ft.): <b>7,435.00</b>	Rear Yard Exp: <b>South</b>	For Tax Year: <b>2023</b>
Lot Area (acres): <b>0.17</b>	P.I.D.: <b>002-630-991</b>	Tax Inc. Utilities?:
Flood Plain:		Tour:
View: :		
Complex/Subdiv:		
First Nation Reserve:		
Services Connected:	<b>Electricity, Natural Gas, Sanitary Sewer, Water</b>	
Sewer Type: <b>City/Municipal</b>	Water Supply: <b>City/Municipal</b>	

Style of Home: **2 Storey**  
Construction: **Frame - Wood**  
Exterior: **Brick, Other, Vinyl**  
Foundation: **Concrete Perimeter**

Renovations:  
# of Fireplaces: **2** R.I. Fireplaces:  
Fireplace Fuel: **Wood**  
Fuel/Heating: **Electric, Natural Gas**  
Outdoor Area: **Patio(s) & Deck(s)**  
Type of Roof: **Torch-On**

Reno. Year:  
Rain Screen:  
Metered Water:  
R.I. Plumbing:

Total Parking: **4** Covered Parking: **2** Parking Access: **Front**  
Parking: **Carport; Multiple**  
Driveway Finish:  
Dist. to Public Transit: **350m** Dist. to School Bus: **700m**  
Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
Property Disc.: **Yes**  
Fixtures Leased: **No** :  
Fixtures Rmvd: :  
Floor Finish: **Hardwood, Mixed, Tile, Carpet**

Legal: **LOT 288, PLAN NWP49856, DISTRICT LOT 33, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**  
Features: **Clothes Washer/Dryer, Storage Shed, Vaulted Ceiling**

Finished Floor (Main):	1,528	Floor	Type	Dimensions	Floor	Type	Dimensions	Bathrooms
Finished Floor (Above):	0	Main	Living Room	14'9 x 19'10	Below	Bedroom	12'1 x 10'11	Floor #Pcs
Finished Floor (AbvMain2):	0	Main	Dining Room	15'5 x 10'1	Below	Storage	14'6 x 10'4	Main 4
Finished Floor (Below):	1,497	Main	Kitchen	10'11 x 9'4	Below	Utility	7'3 x 10'9	Main 3
Finished Floor (Basement):	0	Main	Family Room	16'3 x 10'4	Below	Laundry	9'5 x 10'10	Below 3
Finished Floor (Total):	3,025 sq. ft.	Main	Primary Bedroom	15'9 x 11'6			x	
Unfinished Floor:	0	Main	Walk-In Closet	5'7 x 5'0			x	
Grand Total:	3,025 sq. ft.	Main	Bedroom	11'9 x 9'6			x	
Flr Area (Det'd 2nd Res):	sq. ft.	Main	Bedroom	11'9 x 9'7			x	
		Below	Foyer	10'11 x 8'7			x	
		Below	Recreation Room	14'4 x 17'4			x	
		Below	Bar Room	14'1 x 5'9			x	
		Below	Den	14'1 x 5'9			x	
		Below	Bedroom	10'11 x 9'8			x	
Suite: <b>None</b>		Manuf Type:	Registered in MHR?:		PAD Rental:			
Basement: <b>Partly Finished, Separate Entry</b>		MHR#:	CSA/BCE:		Maint. Fee:			
Crawl/Bsmt. Height:	# of Levels: <b>2</b>	ByLaw Restrictions:						
# of Kitchens: <b>1</b>	# of Rooms: <b>17</b>							

Listing Broker(s): **Oakwyn Realty Ltd.**

**Opportunity awaits in this beautiful home & lot in a desirable location. Discover this gem in this quiet cul-de-sac offering a prime 7,500 sqft lot with privacy, a south-facing backyard, with side-lane access. The solid 5 bed, 3 bath, 3025 sqft home features 3 bedrooms up, including a spacious primary suite, & vaulted ceilings and wall of windows in the living area filling it with natural light. The property boasts a large patio, flat backyard, & is conveniently located near Metrotown, skytrain, and top schools. With an additional 2 bedrooms, den, bar, storage & a rec room downstairs, converting to a suite is effortless, appealing to a broad audience of buyers or investors. Its potential is limitless, ideal for updates or new builds. A unique opportunity in a coveted Burnaby neighborhood.**