


Presented by:  
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Burnaby South, South Slope Residential Detached  
**MLS# V788368** **Sold**  
**5326 CLINTON ST, V5J 2L6**

	List Price: \$589,900	Sold Price: \$575,000	Days on Market: 15
			Sold Date: 28-Sep-09
Complex/Subdiv:			
Frontage: 32.00 ft	Bedrooms: 6	PID: 012-700-673	
Depth/Size: 122	Bathrooms: 3	Type: House/Single Famil	
Lot Area SqFt: 0.00	Full Baths: 3	Approx Yr Blt: 1956	
Rear Yard Exp:	Half Baths: 0	Age at List Date: 53	
Meas Type: Feet	If New GST Incl:	Taxes: \$2,925 (2009)	
Flood Plain:	Zoning: R5		
View: Y - RIVER			
Serv. Connected: Community, Electricity, Natural Gas			

Style of Home: 2 Storey	Total Parking:	Covered Parking: 0
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Open	
Exterior: Wood		
Rainscreen: No	R/I Plumbing:	Dist to Public Trans: 1 BLK
Type of Roof: Asphalt		Dist to School Bus:
Renovations: Partly	Reno Year: 2009	Possession:
Flooring: Mixed		Title to Land: Freehold NonStrata
Water Supply: City/Municipal		Seller's Interest: Registered Owner
Heat/Fuel: Forced Air, Natural Gas		Mortgage Info: \$0
No. of Fireplaces: 0	R/I Fireplaces:	Property Disclosure: Y
Fireplace Fuel:		Out Buildings:
Outdoor Area: Sundeck(s)		
Pad Rental:		
Fixtures Leas: N		
Fixt Removed: N		

Legal: PL 2384 LT 7W1/2 DL 158 LD 37  
 Amenities:  
 Site Influences: Central Location, Private Yard, Shopping Nearby  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 12'	Bsmt	Laundry	8' X 6'			X
Main F.	Kitchen	15'6 X 9'						X
Main F.	Master Bedroom	12' X 10'						X
Main F.	Bedroom	12' X 7'						X
Main F.	Bedroom	12' X 6'3						X
Bsmt	Kitchen	12' X 8'						X
Bsmt	Recreation Room	12' X 12'						X
Bsmt	Bedroom	14' X 11'						X
Bsmt	Bedroom	11'5 X 8'						X
Bsmt	Bedroom	11'5 X 8'						X

<u>Floor Area (SqFt):</u>		<u>Bathrooms</u>	
Main Floor Area SqFt: 840	Total # Rooms: 11	1 4 Piece; Ensuite: N; Level: Main F.	
Finished Floor Up SqFt: 0	# Kitchens: 2	2 4 Piece; Ensuite: Y; Level: Bsmt	
Finished Floor Down: 0	Finished Levels: 2	3 4 Piece; Ensuite: N; Level: Bsmt	
Finished Floor Bsmt SqFt: 840	Crawl/Bsmt Height: 4		
Total Finished Floor SqFt: 1,680	Basement Area: Full	5	
		6	
Unfinished Floor: 0	Suite: Unauthorized Suite	7	
Grand Total Floor Area: 1,680		8	

Listing Broker(s): Royal Pacific Realty Corp.

Excellent starter home in popular South Slope location! Fantastic southern view of water. Total of 6 bdrms, 2 kitchens & 3 baths. 3 bdrms up & 2 bdrm suite in basement plus 1 extra bdrm with full ensuite! Walk to Nelson Elementary & Burnaby South Secondary School, Royal Oak Skytrain! Newly renovated with 1 year old appliances! Tile floor, newer kitchen & basement suite!! Hurry on this one! All measurements are approximate!