

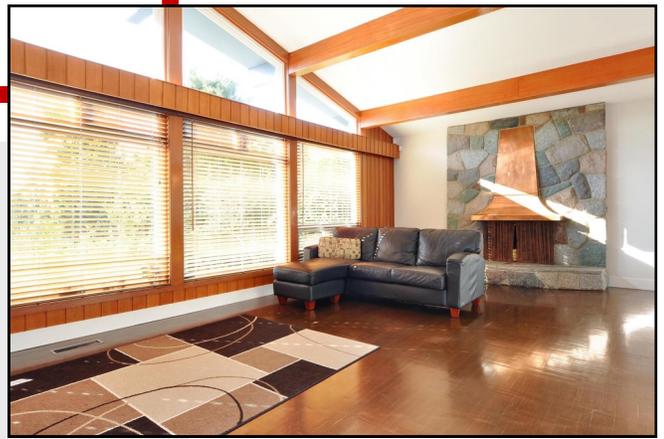
4255 BOXER ST

South Facing, Bright and Beautifully
RENOVATED 2 Level Home on Quiet Street!

4 bedroom, 4 bathroom 2,862 SF renovated home on a 6,785 SF property in South Slope

This home is located on the high side of a quiet street with a back lane. It is in immaculate condition. Vaulted ceilings with windows in the peak and exposed wooden beams add natural light and such a spacious feel! Amazing wood burning fireplace with a copper and rock face. Quality renovations, most completed in 2012. Kitchen has quartz counter tops, maple shaker cabinets, S/S appliances, pot lights, etc. Newer light fixtures throughout. Fully renovated bathrooms and a basement suite. The downstairs renovated kitchen is better than most main level kitchens. Hardwood floors on the main level. Newer vinyl windows. Huge, well maintained cedar deck at the back. The 20'9 x 18'11 carport is off the lane.

Close to Riverway Golf Course, Burnaby Fraser Foreshore Park, Market Crossing & Metrotown. 25-30 mins to Richmond, or Downtown!

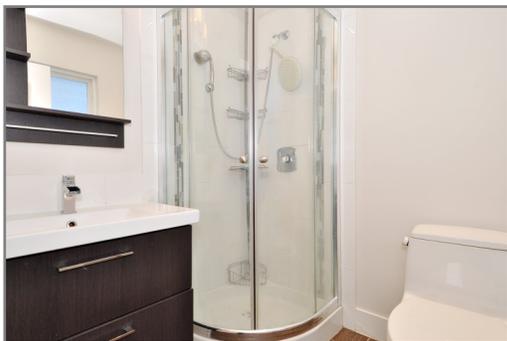


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4255 BOXER ST - The Home



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4255 BOXER ST - FEATURES

FRONT OF HOME AND SETTING

- ◆ South facing, perched on high side of street
- ◆ Quiet street — no through road traffic — hear birds chirping
- ◆ Wood siding
- ◆ Beautiful, mature trees
- ◆ Concrete steps leading up to front porch
- ◆ Security camera
- ◆ Double leaded front doors
- ◆ Paint colour: neutral almond
- ◆ Wide 5-1/4" baseboards

FOYER

- ◆ Hardwood floors
- ◆ Baseboards
- ◆ Coat closet

LIVING ROOM

- ◆ Vaulted ceiling with exposed wooden beams
- ◆ Big, bright, wall-to-wall windows on southern side
- ◆ Wooden window blinds
- ◆ Woodburning fireplace with copper and stone facing

DINING ROOM

- ◆ Hardwood floors
- ◆ Beautiful, modern chandelier
- ◆ Sliding door with Venetian blinds leading to private, back patio

KITCHEN

- ◆ White with metallic silver flecks quartz counter tops
- ◆ Window and patio door leading to private, back patio
- ◆ Tiled floor
- ◆ Maple cabinetry with modern brushed steel handles
- ◆ Slide-out pantry cabinet

Quality Appliances

- ◆ Samsung stainless steel refrigerator with compute screen
- ◆ KitchenAid stainless steel electric stovetop/oven combo
- ◆ KitchenAid stainless steel dishwasher
- ◆ Panasonic stainless steel and black microwave

NOOK

- ◆ Part of kitchen area and can accommodate small kitchen table

MASTER BEDROOM - MAIN FLOOR

- ◆ Nice and bright with southern exposure. Windows have wooden blinds
- ◆ Hardwood floors
- ◆ Walk-in closet

Ensuite

- ◆ Modern Ikea sink and vanity
- ◆ Large, modern tiled floor
- ◆ Stand up shower
- ◆ Toto toilet

2 ADDITIONAL MAIN FLOOR BEDROOMS

- ◆ Both with hardwood floors
- ◆ Both with blinds on windows (one facing east, one facing back patio)
- ◆ One with cute cloud, cutout ceiling lighting fixture

LINEN CLOSET

- ◆ Main floor with bi-fold doors

MAIN BATHROOM

- ◆ Modern Ikea vanity and sink and waterfall style faucet
- ◆ Tiled floor
- ◆ Extra cabinetry with shelving
- ◆ Shower/tub combo—perfect for kids
- ◆ Toto toilet

BASEMENT

- ◆ Very spacious with separate entrance
- ◆ Extra Storage: under staircase, in bathroom/furnace room, closets and flexroom option for sports gear, luggage etc.
- ◆ Berber carpet and tile

FURNACE

- ◆ Hot Water Tank: Bradford White

LAUNDRY ROOM

- ◆ Washer: LG front loader
- ◆ Dryer: LG front loader
- ◆ Facto laundry sink
- ◆ Window
- ◆ Tiled floor

BATHROOM

- ◆ Tile floor
- ◆ Window
- ◆ Single sink
- ◆ Bemis toilet
- ◆ Shower/tub combo

LARGE PRIVATE, SELF ENCLOSED BEDROOM & BATHROOM SUITE

- ◆ Two sets of closets with large double sliding mirrored doors PLUS walk-in closet!
- ◆ Berber carpet in bedroom
- ◆ Window faces west
- ◆ Large bedroom

Ensuite

- ◆ Large, grey modern tiles
- ◆ Ikea vanity

BASEMENT LIVING / DINING ROOM

- ◆ Very spacious
- ◆ Faces south
- ◆ Berber carpet with wide baseboards
- ◆ Pot lighting as well as modern light fixtures
- ◆ Almond coloured walls with warm Mocha feature wall
- ◆ Very private and a nice size. Could be an idea space for a hot tub

BASEMENT KITCHEN / NOOK

- ◆ Dark grey tiles
- ◆ Smoke gray quartz with metallic flecks counter tops
- ◆ Double stainless steel sink with modern faucet
- ◆ Ample white cabinetry with modern stainless steel handles
- ◆ Garburator

White Appliances

- ◆ GE refrigerator
- ◆ Pacific stovetop/oven combo
- ◆ GE dishwasher
- ◆ Panasonic microwave

OFFICE SPACE

- ◆ Cute, enclosed office hideaway
- ◆ Enough room for computer desk and wall shelving

FLEX ROOM

- ◆ Used as extra storage room
- ◆ Carpeted!

BACKYARD

- ◆ Low maintenance
- ◆ Large deck with built-in seating nestled inside L-shaped home
- ◆ Small grassed area but still ample enough with planters etc.
- ◆ 2 sheds
- ◆ Private with trees
- ◆ Carport

4255 BOXER ST - THE AREA

Neighbourhood schools!

*Information from the SD#41 school locator.
Verify if important

Elementary

K - 7 Suncrest Elementary

Secondary

8 - 12 Burnaby South Sec.

Early French Immersion

K - 3 Inman Elementary

4 - 7 Cascade Heights Elem

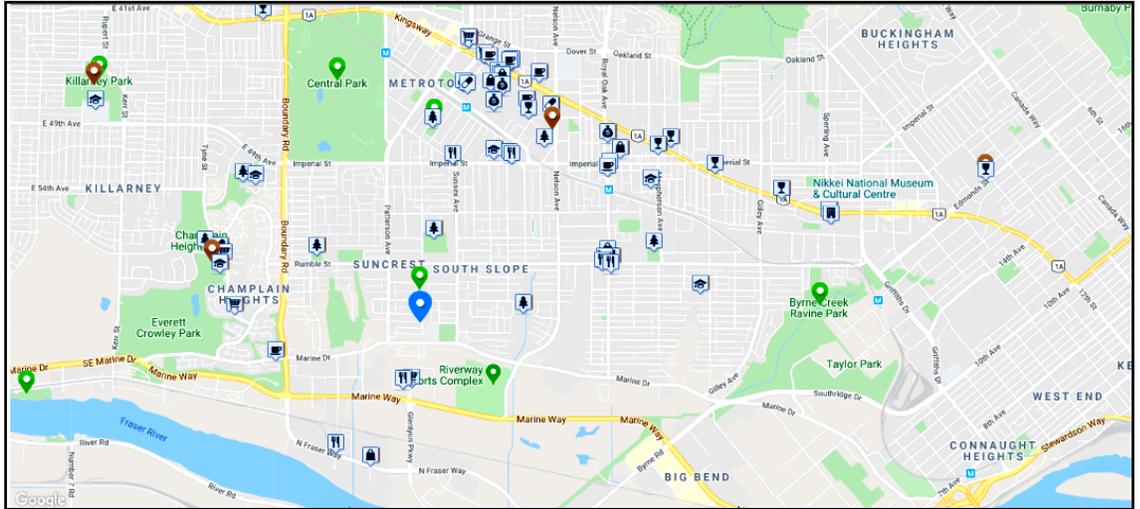
Late French Immersion

6 - 7 Marlborough Elem

Secondary French Immersion

8 - 12 Moscrop Secondary

SFU and BCIT



What's Nearby

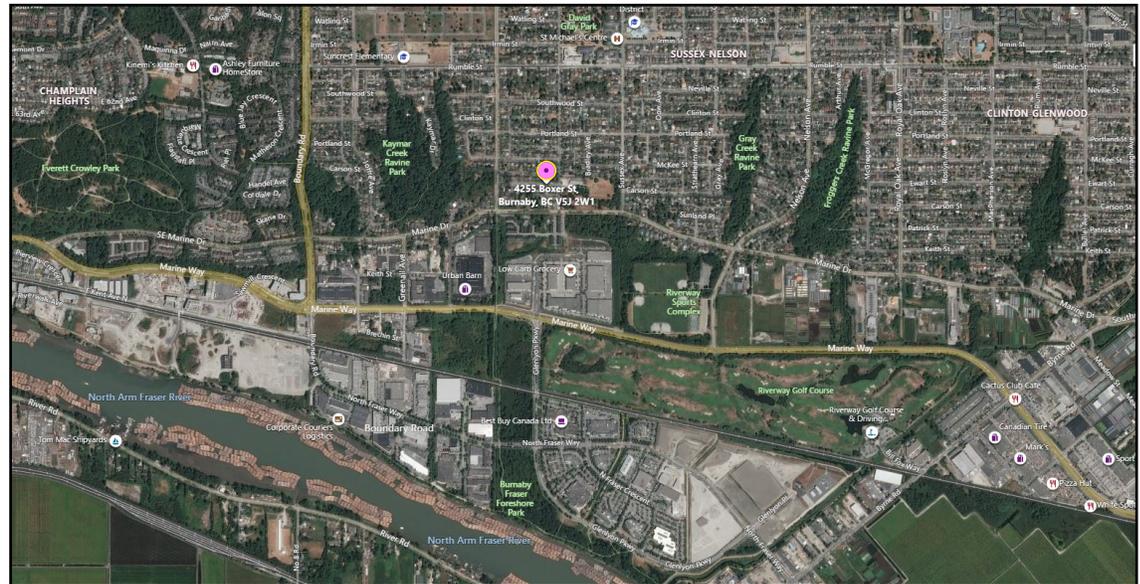
Metropolis at Metrotown Shopping Mall, Big Bend Market Crossing, London Drugs, Choices Food Market, Buy Low Foods, Garlane Pharmacy, Bonsor Pharmacy & Medical Supplies, Rexall, Vancity Savings Credit Union, Coast Capital, TD Canada Trust, RBC, BMO, ICBC Driver Licensing, Burnaby Public Library

Cactus Club, Szechuan House, Subway, Bella Pizza, Asa Sushi

Tim Horton's, Camellia Tea & Coffee, Starbucks and more!

SilverCity Metropolis Cinemas, Raja Cinemas, Japanese Canadian National Museum

Bonsor Rec. Complex, Riverway Sports Complex, Japanese Canadian National Museum, Central Park, Riverway West School Park, McKay Park plus others!



4255 Boxer Street

Burnaby, British Columbia

Commute to **Downtown Burnaby**

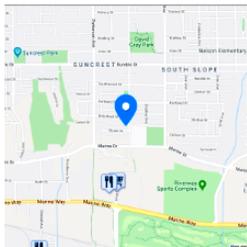
30 min 45 min 45 min 60+ min View Routes

Favorite Map Nearby Apartments

Walk Score 22
Car-Dependent
Almost all errands require a car.

Transit Score 50
Good Transit
Many nearby public transportation options.

Bike Score 47
Somewhat Bikeable
Minimal bike infrastructure.



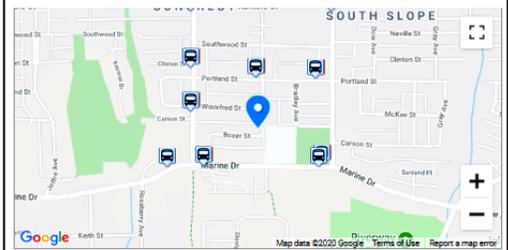
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 4255 Boxer Street.



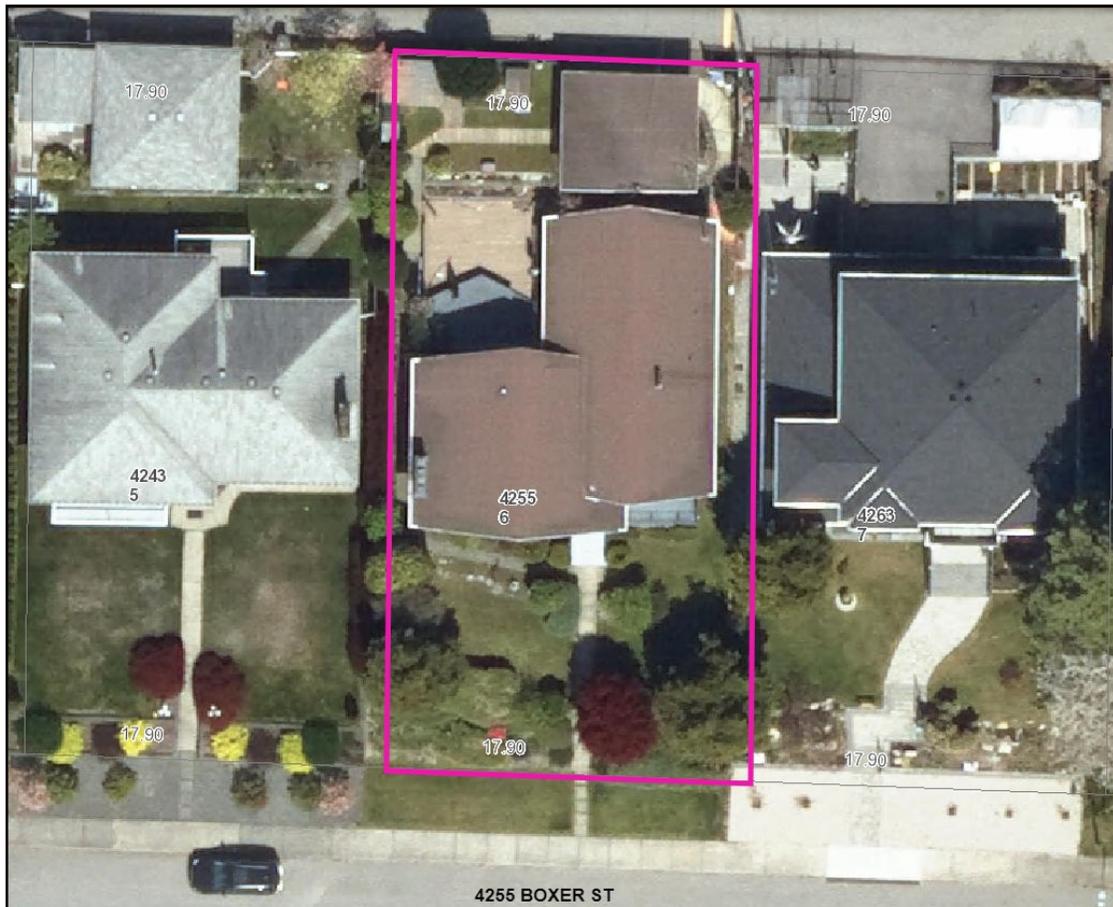
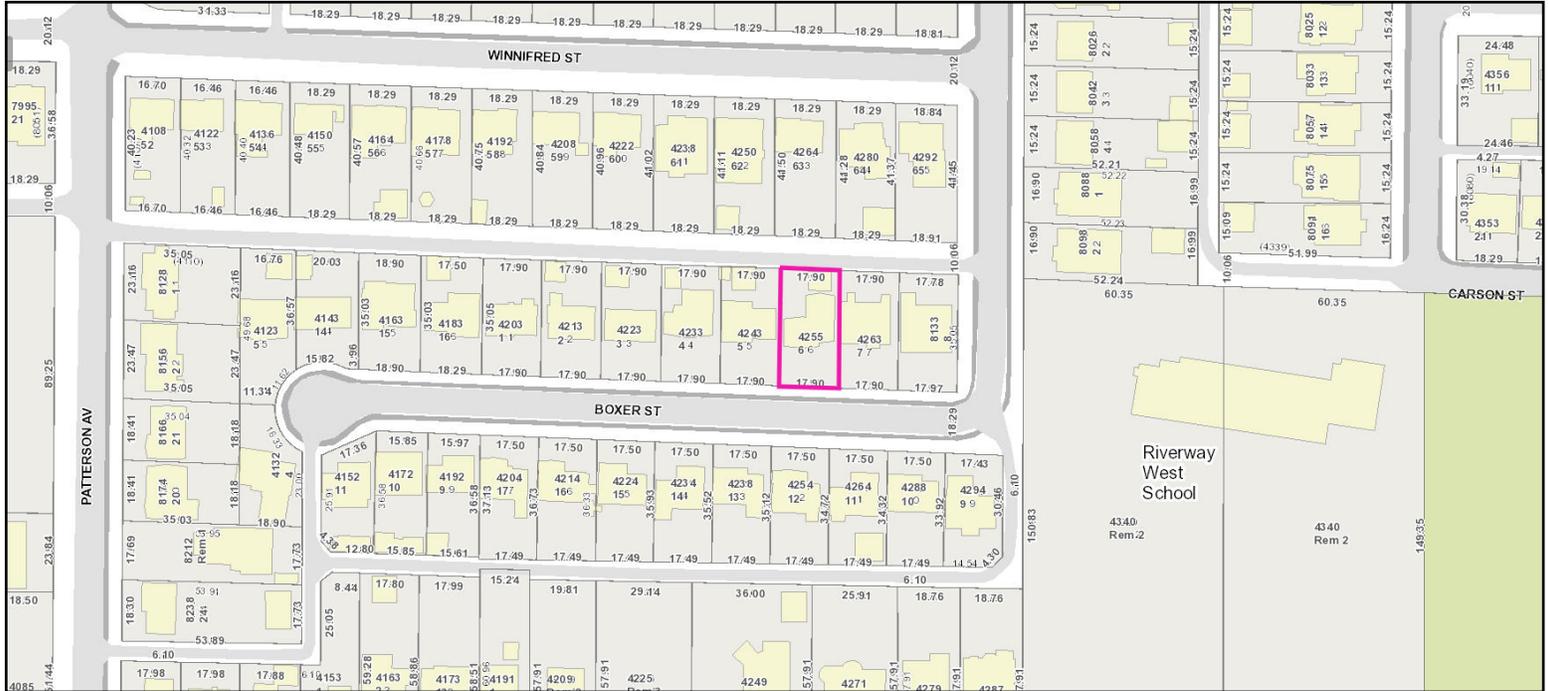
Transit Score 50 Good Transit

4255 Boxer Street has good transit which means many nearby public transportation options. Car sharing is available from Zipcar.



Rail Lines:	Expo Line	1.7 km		
Bus Lines:	116 Edmonds Station/Metr...	0.2 km	100 22nd St Station/Marpol...	0.3 km
	146 Metrotown Station/Sun...	0.3 km	147 Metrotown Station/Ed...	0.5 km

4255 BOXER ST - THE PROPERTY



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