

# 2202 6833 Station Hill



**PANORAMIC 220 degree VIEW  
to the South West North!**

Corner PENTHOUSE with 3 bedrooms PLUS A DEN!  
3 bathrooms (2 ensuites) in a 1,653 SF renovated  
suite in Villa Jardin on the South Slope.

2 large corner sundecks with 2 enclosed outdoor PRIVATE  
areas with glass doors as windbreakers to enjoy the  
outside while staying warm!

Immaculate interior condition. Suite is air conditioned!

**High-end custom materials and workmanship!**

Upgraded custom kitchen cabinets. 1 year stainless steel  
kitchen appliances, 2 year LG washer/dryer. In-floor heat-  
ing in the master ensuite, kitchen, powder room & 2nd  
ensuite bathroom. Master ensuite/powder rm have Gold  
plated crystal faucets. 10'&9' ceilings. Amazing custom  
wood cabinetry for TV, shelving, glass display cabinets +  
high quality paneling. Upgraded carpet & electric fireplace.  
Large Master bedroom closet with built in organizers.  
Laundry room in the main bathroom with a side by side  
large capacity washer and dryer!

In-suite storage plus a storage locker.

2 oversized adjoining parking spots.

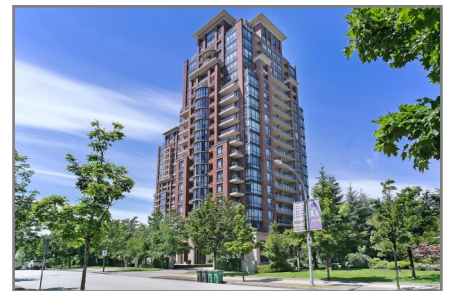


**GE OFF JARMAN**  
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The enclosed information while deemed to be correct, is not guaranteed & should be verified by the Purchaser if deemed important.  
This communication is not intended to cause or induce breach of an existing agency agreement.

# 2202 6833 Station Hill

## GENERAL FEATURES

- ◆ Penthouse: 220 degree panoramic views
- ◆ Numerous large windows
- ◆ Hunter Douglas drapes/shades
- ◆ 3 Bedrooms plus a Den
- ◆ Fully air-conditioned
- ◆ 2 and a half bathrooms
- ◆ 10 foot/9 foot ceilings
- ◆ Quality granite countertops throughout
- ◆ Upgraded carpets

### NuHeat floorheat:

- Master bathroom ensuite
- Kitchen
- Powder room
- Ensuite bathroom #2

## LIVING ROOM

- ◆ West facing with outstanding view to Metrotown!
- ◆ Large floor to ceiling windows w/custom window treatments
- ◆ Comfortably fits house sized furniture
- ◆ Electraflame electric fireplace

## DINING ROOM

- ◆ West facing with access to an enclosed private deck area
- ◆ Features a detailed drop ceiling with crown moldings
- ◆ Area can easily seat 8

## KITCHEN

- ◆ Slider to the deck. Window at kitchen sink!
- ◆ Intimate eating area
- ◆ Custom, upgraded kitchen cabinets & display shelves
- ◆ In deep cupboards pull outs & lazy-susan
- ◆ Many drawers for better space usage/ function
- ◆ Granite window sill & counters with ample work space
- ◆ Custom tilework with details over the range
- ◆ Clerestory windows

### Appliances: Superior quality, stainless steel & 1 year old

- Samsung Range with a Broan-NuTone hood
- KitchenAid Dishwasher
- Built-in Panasonic Microwave
- KitchenAid Fridge with water/ ice dispenser
- Garburator

LIGHTING: includes work station/undercounter, above cabinets track lighting & pendants

## FOYER

- ◆ Tiled entrance
- ◆ Large mirrored closet
- ◆ Convenient to the kitchen entrance

## MASTER BEDROOM

- ◆ For privacy away from other bedrooms
- ◆ Views North and West
- ◆ Large windows with custom window treatments
- ◆ Custom wall molding details
- ◆ High ceiling with a ceiling fan

CLOSETS: Huge closet with organizers.

Plus 2 others with organizers & drawers. Mirrored

## MASTER ENSUITE

- ◆ Superior Kohler fixtures, sinks and toilets
- ◆ Gold plated and crystal faucets
- ◆ Granite counter tops
- ◆ Pot lights plus wall sconces
- ◆ Walk in shower with safety bars and custom tile detailing
- ◆ Oversized tub with a hand held shower head

## BEDROOM/ FAMILY ROOM

- ◆ Large South facing windows

### Custom Woodwork

- Wood paneling on all walls. Crown molding details
- Built-in cabinetry for TV, glass display cabinets and pull-outs for books and accessories

## ENSUITE BATHROOM

- ◆ Superior Kohler fixtures, sinks and toilets
- ◆ Gold plated and crystal faucets
- ◆ Granite counter tops

## BEDROOM

- ◆ Corner room with large windows. High ceiling
- ◆ Views to the deck, Metrotown and to Vancouver Island!
- ◆ Large mirror closet

## DEN/ OFFICE

- ◆ West facing with access to the private area on the deck
- ◆ Good size room with a high ceiling

## POWDER ROOM/ LAUNDRY ROOM

- ◆ Superior Kohler fixtures
- ◆ Side by side 2 yr old LG Washer & Dryer
- ◆ In-suite storage closet

## OUTDOORS

- ◆ 2 balconies each with enclosed outdoor "rooms" with glass door windbreaks
- ◆ Outdoor electrical plugs (3 per enclosed patio)
- ◆ Two hose bibs + drains

## OTHER FEATURES

- ◆ Two extra large adjoining underground parking stalls
- ◆ Oversize mailbox
- ◆ Common Areas: Gathering room, Theatre
- ◆ Storage locker
- ◆ Secured elevator access

# 2202 6833 Station Hill - THE AREA

## Neighbourhood schools!

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

### Elementary

K - 7 Taylor Park Elementary

### Secondary

8 - 12 Byrne Creek Sec.

### Early French Immersion

K - 7 Marlborough Elementary

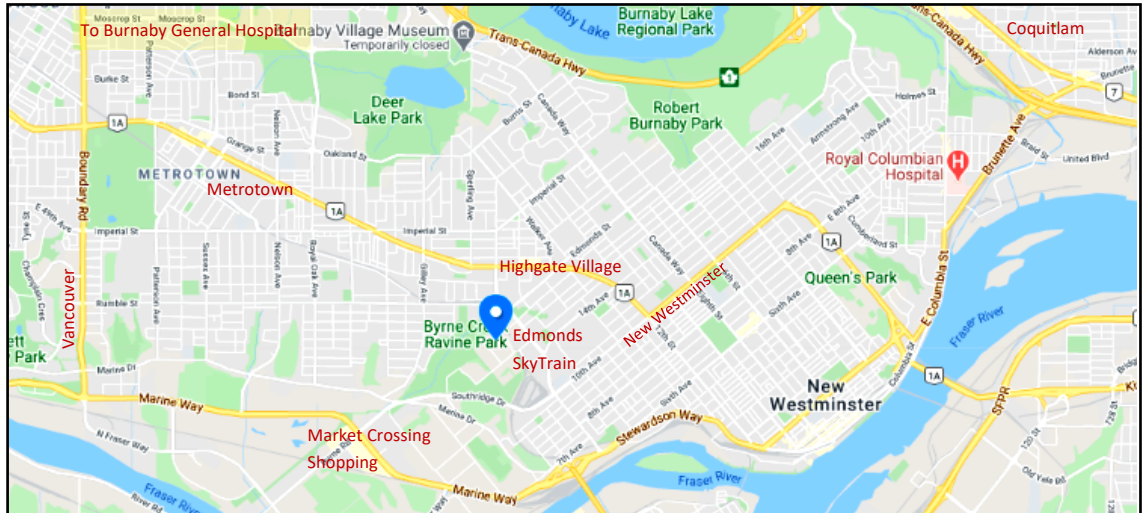
### Late French Immersion

6 - 7 Armstrong Elementary

### Secondary French Immersion

8 - 12 Cariboo Hill Secondary

SFU and BCIT



## What's Nearby

Kim's Grocery Mart is next door!

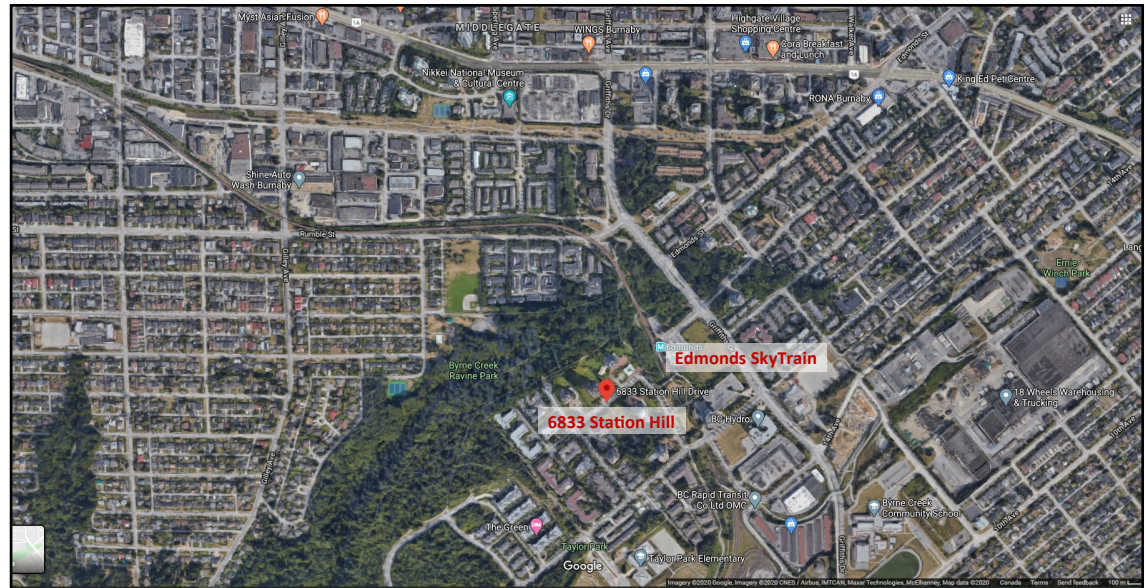
Highgate Village, Save On Foods, Shoppers Drug Mart, LCB, Waves Coffee, Starbucks, Buy Low Foods, Watt's Coffee, Rona, & Home Hardware. Oliver Twist Neighborhood Pub, Steel and Oak Brewery

Metropolis at Metrotown, Big Bend Market Crossing, Save On foods, Kin's Produce, London Drugs, Winner's, Staples

Tommy Douglas Library, Edmonds Community Centre, Riverway Sports Complex, Nikkei Centre

Byrne Creek Ravine Park, City in the Park, Taylor Park, Stride Park, Ernie Winch Park, Fraser Fore-shore River Park. Highland & BC Parkway walking & biking trails

Silver City & Landmark Theatres, Shadbolt Centre, Anvil Centre & Massey Theatre



## 6833 Station Hill Drive

Burnaby, British Columbia, V3N 5B8

Commute to Downtown Burnaby

16 min 44 min 37 min 60-min View Routes

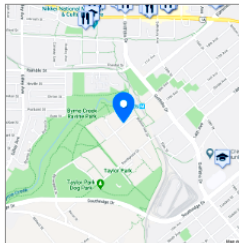
Favorite Map Nearby Apartments

More about 6833 Station Hill Drive

**Walk Score 26**  
Car-Dependent  
Most errands require a car.

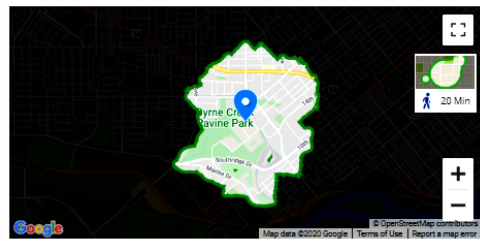
**Transit Score 84**  
Excellent Transit  
Transit is convenient for most trips.

**Bike Score 68**  
Bikeable  
Some bike infrastructure.



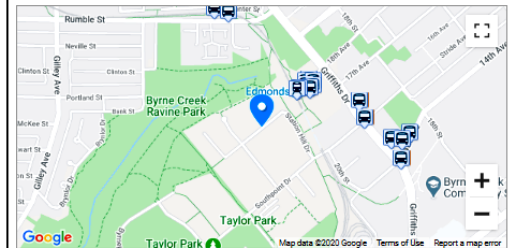
## Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 6833 Station Hill Drive.



## Excellent Transit

6833 Station Hill Drive has excellent transit which means transit is convenient for most trips.



Rail Lines:	Expo Line	0.2 km		
Bus Lines:	148 Royal Oak Station/Edm...	0.2 km	147 Metrotown Station/Ed...	0.2 km
106 New Westminister Stati...	0.2 km	112 Edmonds Station/New ...	0.2 km	
119 Edmonds Station/Metr...	0.2 km	116 Edmonds Station/Metr...	0.2 km	
133 Holdom Station/Edmon...	0.2 km			