

10 7549 Humphries Crt

Renovated 2 bedroom, 1 bathroom, 903 SF ground level townhouse.

QUIET, North East-facing and centrally located.

903 SF of living space in an open layout with nice sized bedrooms and a large patio!

Kitchen opened and renovated in 2017 with white shaker cabinets and quartz countertops. Updated bathroom. Laminate and tile flooring throughout. Large master bedroom with cheater ensuite. In-suite laundry with newer LG washer & dryer.

1 secure underground parking. New roof in 2014. Healthy contingency fund.

School catchments: Twelfth Avenue Elementary & Byrne Creek Secondary.

7 min walk to Edmonds Community Centre, 3 min drive to Highgate Village Shopping, 6 mins to Edmonds Skytrain, 9 mins to Market Crossing, 15 mins to Metrotown, 30 mins downtown. Walking distance to St Thomas More Collegiate.



GEORGE JARMAN
PERSONAL REAL ESTATE CORPORATION

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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.

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Local Schools!

*Information from SD#41 school locator.

Please verify if important

Elementary

K - 7 Twelfth Avenue Elementary

Secondary

8 - 12 Byrne Creek Secondary

Early French Immersion

K - 7 Marlborough Elementary

Late French Immersion

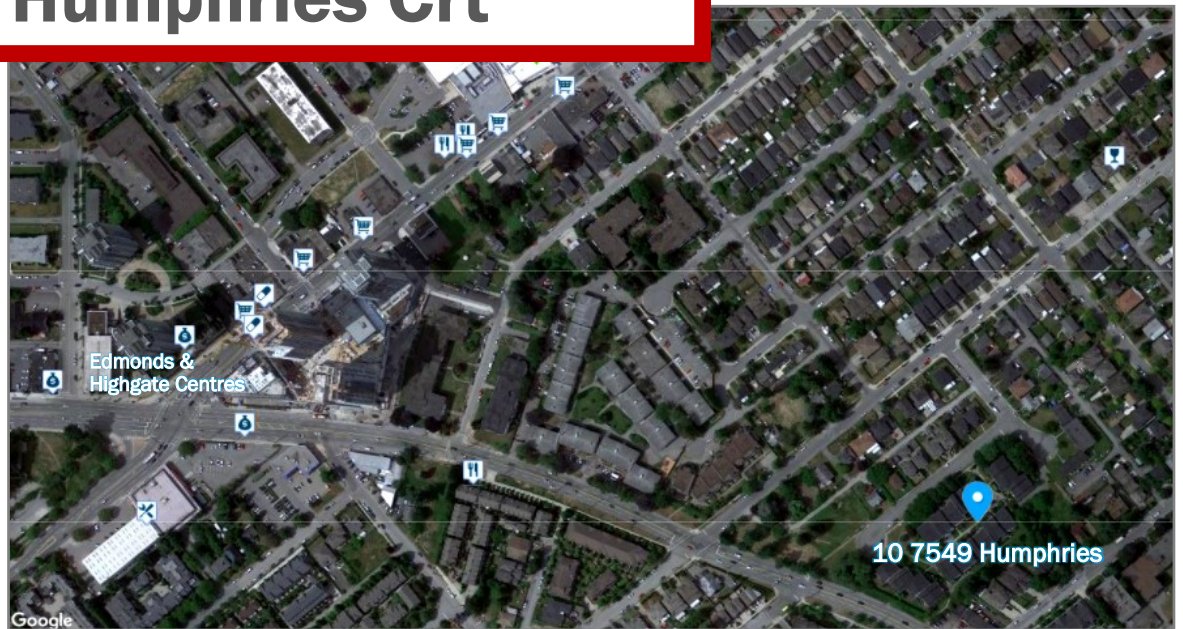
6 - 7 Armstrong Elementary

Secondary French Immersion

8 - 12 Cariboo Hill Secondary

Post Secondary

SFU, BCIT & Douglas College



What's Nearby

NEW Buy Lo. Save On Foods, New Generation Foods, Tommy's market, European Butcher Boy, Lucy Market, Langley Farm Market & others

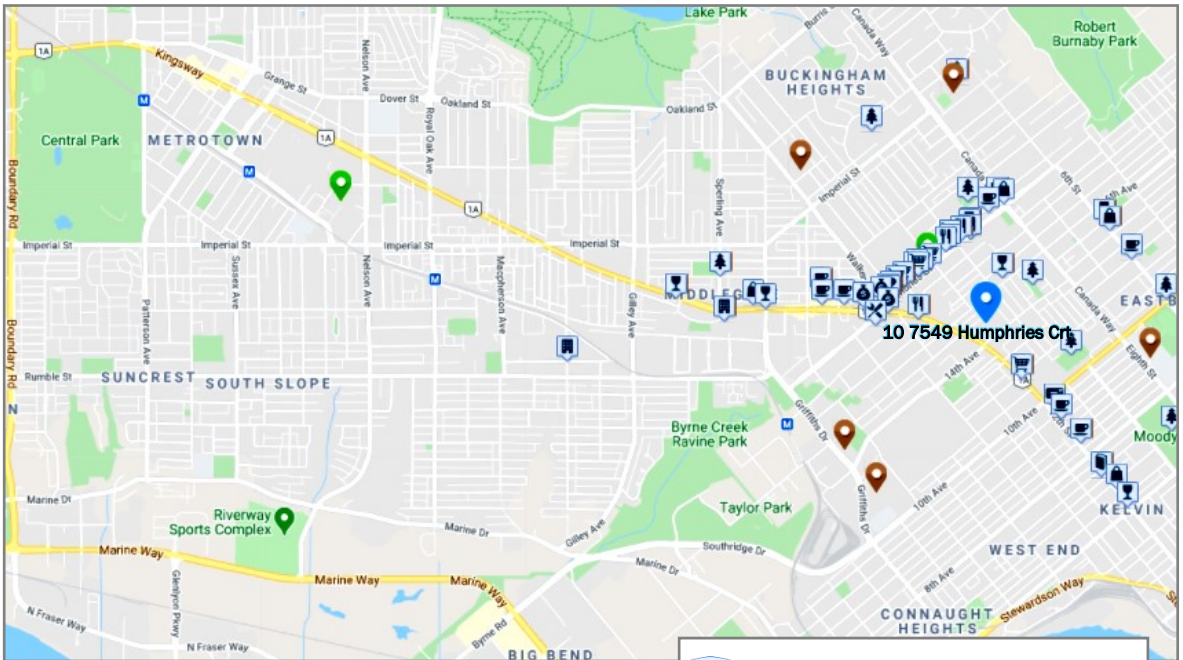
Pizza Burnaby, Lui's Chinese Restaurant, MZANZEEZ Fusion Food, Griller House Café, Balkan House, Abyssinia Ethiopian Restaurant, Lhy Thai Restaurant & others!

Waves, Starbucks, Estea Beverage Club, Bubble World, Fair Waves Coffee, Great Wall Tea & others

Shadbolt Centre, Burnaby Village Museum, Bonsor Community Centre, Public Library, Cineplex Metropolis & more

Highgate Village, Market Crossing Metrotown & New West

Hilda & Mary Ave Parks & more



7549 Humphries Court

Burnaby, British Columbia, V3N 4K9

Commute to **Downtown New Westminster**

6 min 19 min 11 min 42 min View Routes

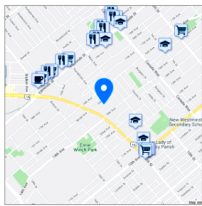
Favorite Map Nearby Apartments

More about 7549 Humphries Court: #

71 **Very Walkable**
Most errands can be accomplished on foot.

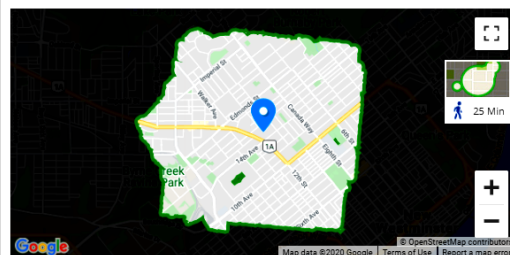
59 **Good Transit**
Many nearby public transportation options.

62 **Bikeable**
Some bike infrastructure.



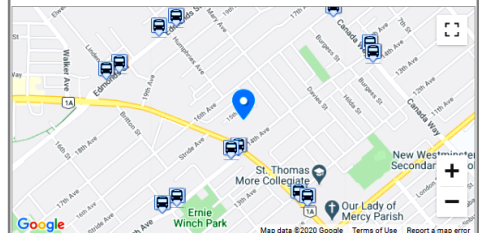
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 7549 Humphries Court.



Good Transit

7549 Humphries Court has good transit which means many nearby public transportation options.



Rail lines:	Expo Line	1.3 km		
Bus lines:	112 Edmonds Station/New ...	0.1 km	106 New Westminster Stati...	0.5 km
N19 Downtown/Surrey Cent...	0.5 km	123 New West Station/Brent...	0.6 km	