

# 4545 Elmgrove Dr

Completely renovated 3 bedroom, 3 bathroom, 1,818 SF townhouse in a QUIET, & PRIVATE location in Greentree Village!

**BRIGHT** end unit with windows on 3 sides.

## RENOVATIONS:

The renovations were completed in 2018. New kitchen cabinets, quartz counters, S/S appliances, grey glass subway tile back-splash. Engineered hardwood on main & basement levels. Carpet upstairs so it is quiet. New lighting throughout the townhouse. Whole home was painted. Crown moldings & 5" baseboards are throughout the home. NEW windows throughout. All bathrooms are updated with new vanities, fixtures & tile.

## THE HOME:

The living room has an instant WOW factor with the huge windows over looking the yard and park! Completed with a stone-faced fireplace & built-in shelving. There is an extra storage space in the living room dining room area. Dining room is very bright with large windows on 3 sides. The French door leads out to the patio and yard. The kitchen opens to bright eating area with 3 windows! Plus it opens to dining room with a quartz ledge for easy clean access! The basement has a modern, space saving barn door separating the family room/ media area to the rec room/ bedroom. Large laundry room with great counter top, storage cupboards and sink. A new 2019 large capacity side by side washer & dryer. The flex area has ample space for storage and privacy glass windows.

## THE EXTERIOR:

The private & spacious yard opens to green space of park. There is a large patio area off the dining room and another at the front of the home. In 2018 the cedar fencing was replaced. The levy for upcoming exterior paint was paid by seller.

## THE LOCATION:

Close to Burnaby General Hospital, Metrotown, & Brentwood town centres, BCIT & HWY 1. Only a 20-25 drive to Downtown Vancouver!



**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 Gilpin Elementary

### Secondary

8 - 12 Moscrop Sec.

### Early French Immersion

K - 3 Inman Elementary  
4-7 Cascade Heights Elem.

### Late French Immersion

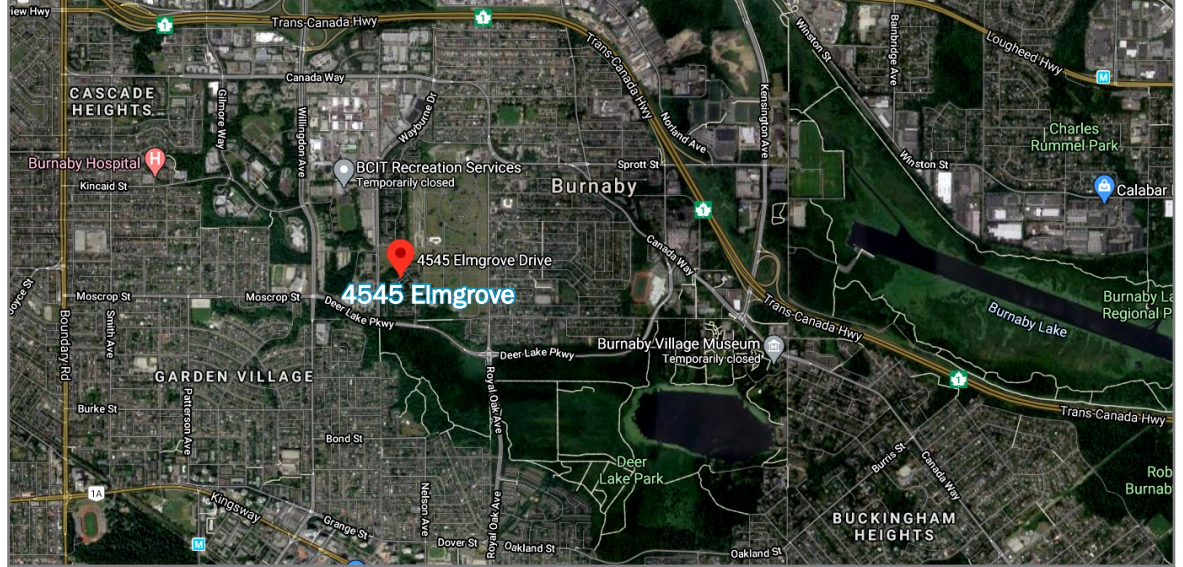
6 - 7 Marlborough Elementary

### Secondary French Immersion

8 - 12 Moscrop Secondary

### Post Secondary

SFU, BCIT & Douglas College



## What's Nearby

Jenny's Convenience Store, Save-on-Foods, Kingsway Grocery, Boundary Mini Mart, Real Canadian Super store & others

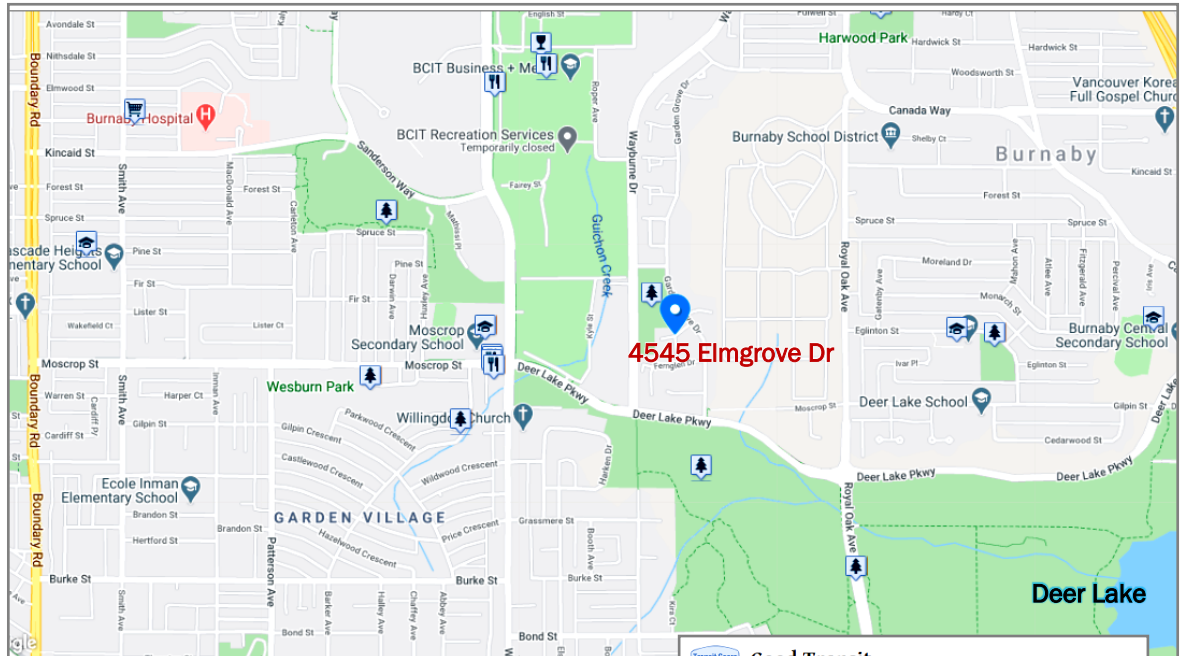
#1 Beef Noodle, Subway, Crystal Palace Restaurant, Sushi S Japanese Restaurant, Smoke's Poutine, BCIT ETC Café & others!

Library Coffee Pod, Tim Hortons, Starbucks, Gateway Deli & others

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

Brentwood Mall, Metrotown, Street Shopping on Canada Way and Boundary

Greentree Village Park, Forest-Glen Park, Deer Lake Park & more



## Elmgrove Drive

Burnaby, British Columbia

Commute to Downtown Burnaby

15 min 29 min 27 min 60+ min View Routes

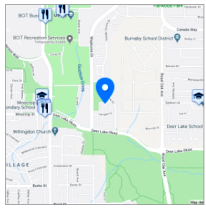
Favorite Map Nearby Apartments

Looking for a home for sale in Burnaby?

**Walk Score 19**  
Car-Dependent  
Almost all errands require a car.

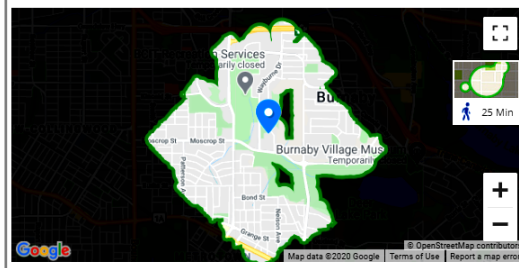
**Transit Score 54**  
Good Transit  
Many nearby public transportation options.

**Bike Score 72**  
Very Bikeable  
Biking is convenient for most trips.



## Travel Time Map

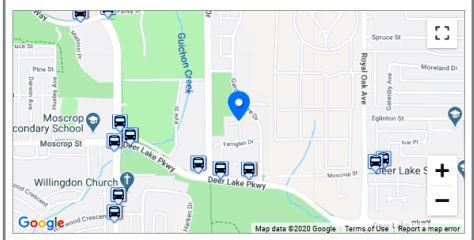
Explore how far you can travel by car, bus, bike and foot from Elmgrove Drive.



## Good Transit

Transit Score 54

Elmgrove Drive has good transit which means many nearby public transportation options. Car sharing is available from Zipcar.



| Rail lines: | Expo Line                    | 2.0 km |                             |        |
|-------------|------------------------------|--------|-----------------------------|--------|
| Bus lines:  | 110 Lougheed Station/Metr... | 0.2 km | 130 Metrotown/Pender/Koo... | 0.5 km |
|             | 025 Brentwood Station/UBC    | 0.8 km |                             |        |



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