

3716 Warren St.....Listed at \$1,798,000

MOUNTAIN VIEWS on BOTH the Ground & Upper floors!

A perfect multi-generational home.

- 6 bedrooms. 5 bathrooms.
- 2 kitchens.
- 3,624 SF well maintained home.
- Custom built in 1988, 33 years old.
- Home recently painted.
- 2.5 year old hot water tank.
- Built-in alarm system through out home.
- Corner lot. (50x119 FT=5950 SF lot. Zoned R5).
- Central location.

Ground level.

- Full size windows showcasing the VIEWS.
- No stairs on the ground level so friendly for those with mobility challenges.
- The tiled kitchen is large & opens to a family room.
- There is direct access to garage.
- Attractive open spiral staircase in the large foyer.

Upstairs.

- WOW!! the VIEW is exceptional.
- Large formal open Living & Dining room area.
- The kitchen is in good condition with oak cabinetry.
- A large eating area.
- Access to the good sized cover balcony & yard.
- TV room is off the eating area.
- 4 bedrooms upstairs.
- Master bedroom is away from the others for privacy.

The Yard.

- Gentle sloped front yard with a Mountain VIEW.
- Southern exposure in the back, perfect for gardening.



GEOFF JARMAN
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3716 Warren St - DETAILS

THE HOME - GENERAL NOTES

- Quality, custom 1988 build
- New paint
- Double pane windows throughout
- Many circle top custom windows
- Bay windows with built-in shelves
- Detailed ceiling with decorative molding defining the ceilings and medallions for the light fixtures
- Floor plan based off a "H" design
- Front rooms have mountain VIEWS
- 4 fireplaces! 2 gas & 2 wood.
- Built-in vacuum
- Built-in intercom system upstairs
- Built-in alarm throughout home
- 2.5 year old hot water tank
- Tile roof

GROUND LEVEL

- Level entry so living potential for a family member with mobility issues
- This is not a basement, but a ground level floor. It has full size windows and is a bright, spacious, & warm

FOYER

- Double door with leaded glass work
- Foyer is a large area
- Large closet
- Detailed ceiling & open spiral staircase command the space
- Chandelier

KITCHEN and EATING AREA

- Double lead glass French doors
- Large comfortable space
- Views to the mountains
- Brick wood fireplace
- Sconce lighting beside fireplace
- Tile floor with designer edge work
- Kitchen has ample counter space and cupboards
- Large peninsula / island
- Window over the kitchen sink
- Tile backsplash
- Access to the hall for the bedrooms and bathroom

LIVING ROOM

- Double lead glass French doors
- Large comfortable space
- Views to the mountains
- Brick fireplace with a hearth
- Sconce lighting
- Large window on the west wall
- 2 pc powder room

GROUND LEVEL - continued

BEDROOMS, BATHROOM and LAUNDRY

- Large storage closet in hall
- 2 good sized bedrooms
- 4 pc bathroom near the bedrooms
- vanity & a cupboard for storage
- Laundry room!
- Side by side washer and dryer
- Laundry sink

GOING UPSTAIRS TO THE UPPER LEVEL

- Stair case opens to the upper level
- 3 tier crystal chandelier
- Medallion to finish the chandelier and decorative molding framing the ceiling and adding definition to the upstairs entrance hall way
- Large well for 2 sky lights

UPPER LEVEL

LIVING ROOM and DINING ROOM

- VIEW! is amazing
- Large slider to front balcony which runs along entire home house front
- Stately custom finished fireplace surround
- Marble mantle and hearth
- Sconce light at fireplace
- Ceiling light and fan
- Ceiling molding defines & integrates the Living and Dining rooms
- Massive crystal chandelier
- Bay window with built-in shelf
- Dividing wall with arched entrance defines the dining room

KITCHEN and EATING AREA

- Space saving pocket door entrance
- Large window at the sink
- Oak cabinetry
- Tile flooring
- Ton of storage & ample work space
- Display cupboard
- Tile backsplash
- Sunshine ceiling lighting
- Large eating area
- West and South facing windows
- Door to the covered balcony area
- 2 bay windows with large shelves
- Access to the TV/Family room

UPPER LEVEL - continued

TV ROOM / FAMILY ROOM

- Gas fireplace
- Large slider to the covered balcony
- Space saving pocket door to the hall

MASTER BEDROOM and ENSUITE

- Privately located
- Walk-in closet with closet organizers
- Spacious room
- Bay window with shelf
- Detailed ceiling
- 4 piece ensuite
- Deep tub
- Space saving pocket door
- Oak vanity + medicine cabinet
- Window & fan

BEDROOMS

- Bedrooms located together through an arched hall entrance
- All are a generous size
- All have closets
- All have good size windows
- Northeast bedroom 2 piece ensuite

MAIN BATHROOM

- Large spacious space
- BRIGHT from the skylight & window
- 5 piece bathroom
- Double sink
- Large oak vanity with lots of storage & counterspace
- Large Jacuzzi tub
- Stand alone shower

EXTERIOR

- 50 FT front x 119 FT depth = 5950 SF lot. Zoned R5
- Backyard SOUTHERN EXPOSURE!
- VIEWS from front yard
- Gentle slope in the front yard
- Garage inside the home with a door to home's interior
- Garage access is from the west lane
- 2 separate garage doors
- Enough space for additional storage
- Corner lot. Back & side lane access
- Only 1 next door neighbour
- No home directly in front so view will not be cut out
- Large covered balcony off the kitchen & family room with access to the back yard
- Stairs to access the back yard
- Fenced back yard

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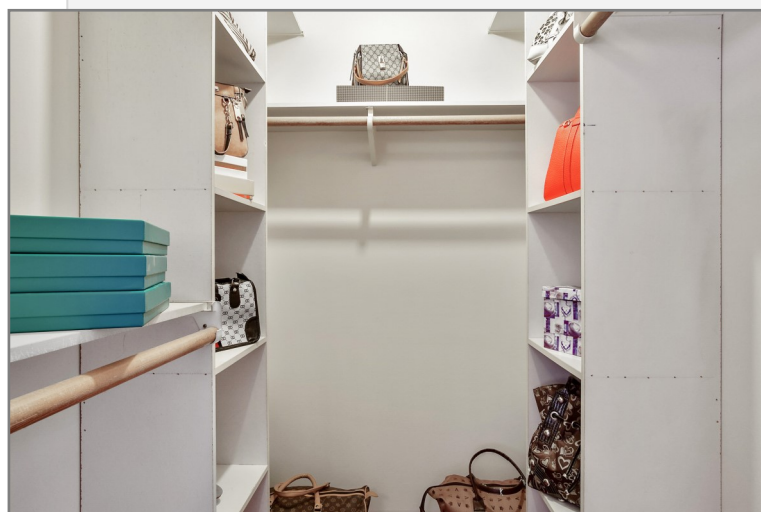


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Local Schools

*Information from SD#41 school locator. Please verify if important

Elementary

K - 7 Inman Elementary

Secondary

8 - 12 Moscrop Secondary

Early French Immersion

K - 3 Inman Elementary

4 - 7 Cascade Heights Elem.

Late French Immersion

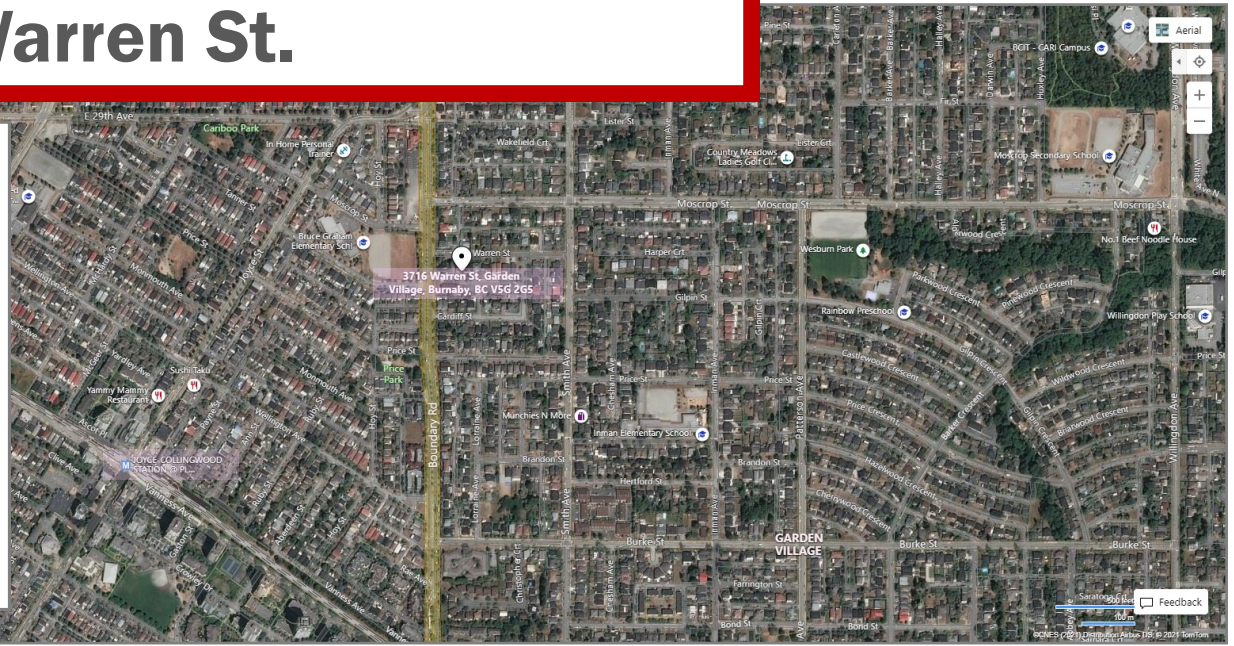
6 - 7 Marlborough Elementary

Secondary French Immersion

8 - 12 Moscrop Secondary

Post Secondary

SFU, BCIT & Douglas College



What's Nearby

Cascade Heights street shopping, Metropolis, Crystal Mall, Brentwood, Joyce Station, Collingwood street shopping & more

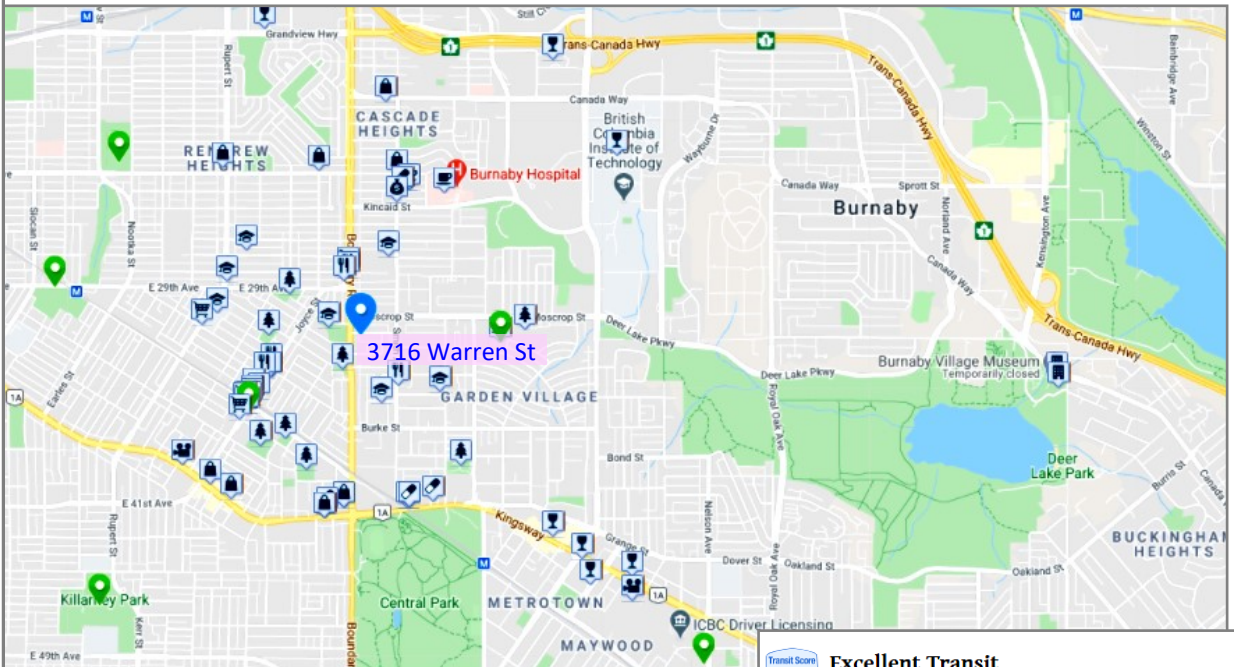
Kay Market, Fruitland Produce, Sari Sari Store, Safeway, Save-on-Foods, & others

Zorro's Pizza, The Escape Restaurant, Bamboo Café, Cucina Manila, Shiosai Sushi, & more

Starbuck, Waves, Pearl Castle Café, Caritas 9 Coffee Roasters & more

Westburn Community Centre, Bonsor Recreation & Senior's Centres, Bob Prittle Library, & more!

Westburn Park, Price Park, Discovery Place Conservation area, Deer Lake Park and Parkland trails, Central Park & many others!



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Burnaby, British Columbia, V5G 2G5

Commute to **Downtown Burnaby**

21 min 41 min 37 min 60+ min View Routes

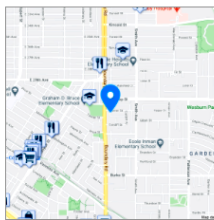
Favorite Map Nearby Apartments

More about 3716 Warren Street

Walk Score 48 Car-Dependent
Most errands require a car.

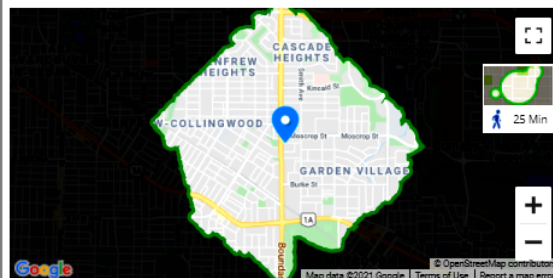
Transit Score 79 Excellent Transit
Transit is convenient for most trips.

Bike Score 66 Bikeable
Some bike infrastructure.



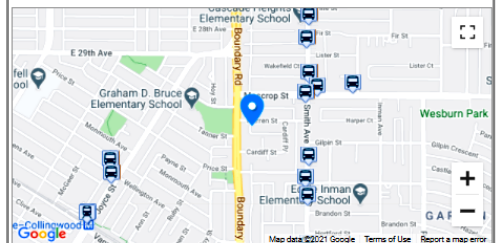
Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 3716 Warren Street.



Excellent Transit

3716 Warren Street has excellent transit which means transit is convenient for most trips. Car sharing is available from Zipcar.



Rail Lines:	Distance	Line Name	Distance
EXPO SKYTRAIN	0.8 km	MILLENNIUM SKYTRAIN	2.2 km
Bus Lines:			
028 PHIBBS EXCH/JOYCE STN	0.2 km	129 PATTERSON STN/HOLD...	0.3 km
027 KOOTENAY LOOP/JOY...	0.6 km		

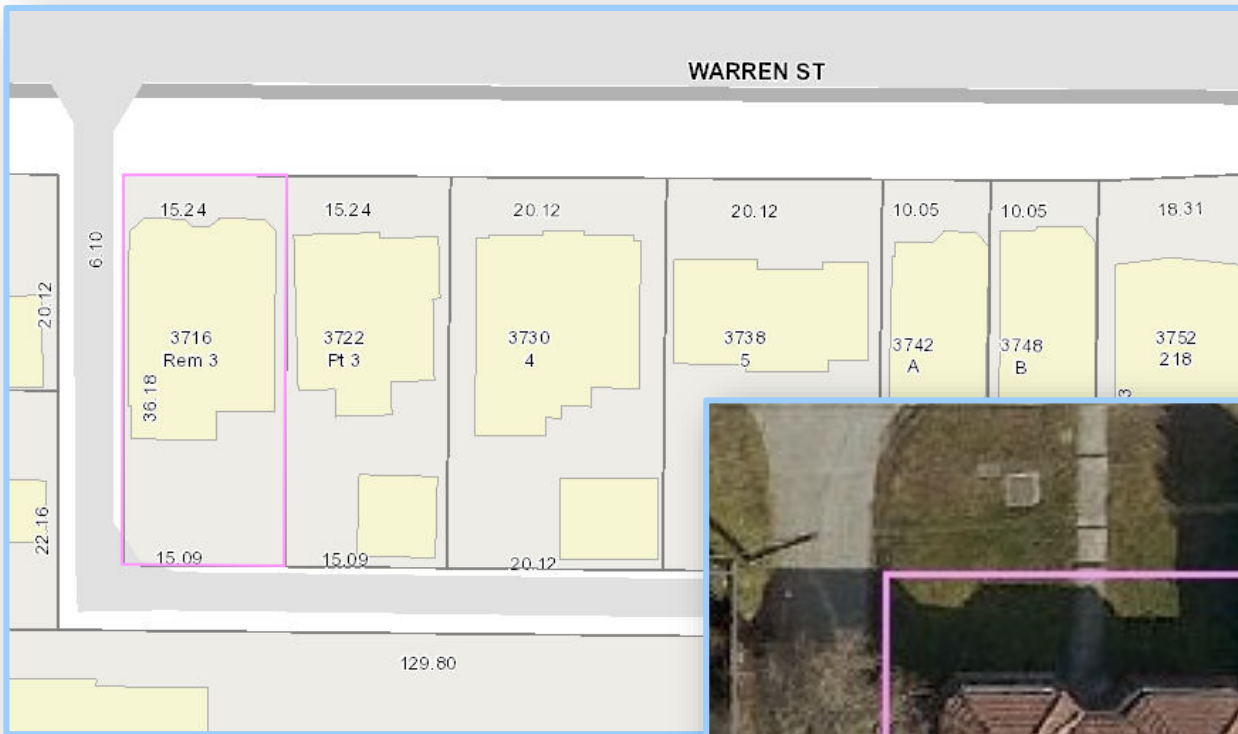
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BurnabyMap

PUBLIC

Open Data



3716 WARREN ST

Postal Code
V5G 2G5

Roll Number
2294-3716-0000

LTO PID
008-716-170

Lot Width, Depth, Area
15.24 m, 36.18 m, 551.38 m²

Legal Description
Lot: 3 Block: District Lot: 35 Plan: NWP2190

Zoning
R5

Curbside Collection
3A

Block Watch
Yes

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