

6425 Trapp Avenue

Big Bend Home on a 24,520 SF lot! A little bit of country in the city!

The Home

- 4 bedroom, 2 bathroom
- 2,348 sf home
- Complete recent renovation
- Laminate & tile flooring throughout for easy cleaning
- Large laundry room & extra storage in crawl space
- Open concept main living area

The Kitchen

- Stainless steel appliances
- Large island seats 3
- Plenty of workspace
- Updated rich dark cabinets

The Property

- South facing home
- Trellis west facing patio 22 by 15 feet
- A2 zoning allowing: orchard, hobby farming, nursery, greenhouse or beekeeping
- Many beautiful fruit trees on the property
- Lots of space for parking vehicles



GEORFF JARMAN
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Sutton WestCoast Realty
Cell 604 313 7280

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Website: jarmanrealestate.com

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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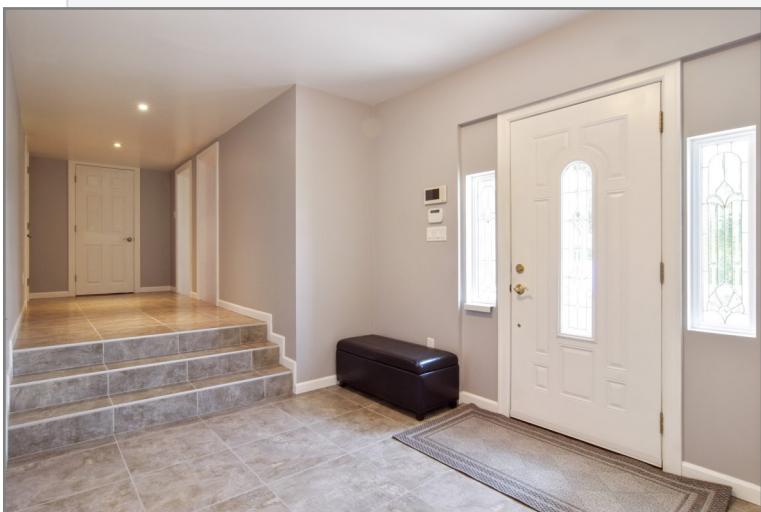
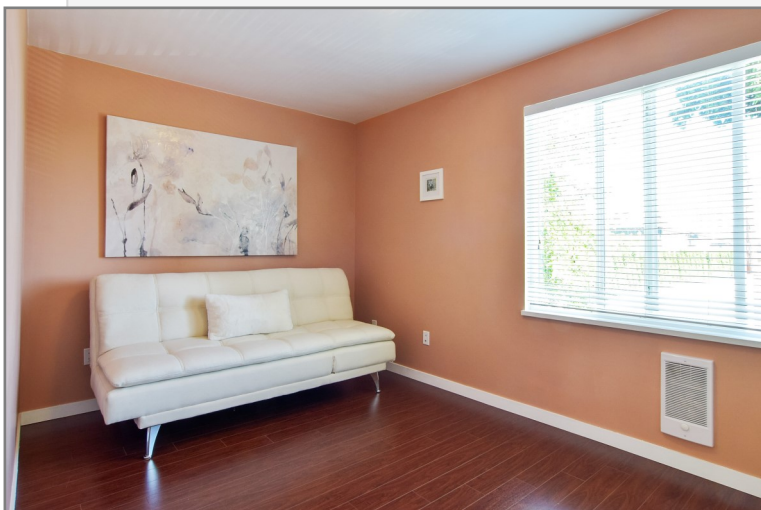


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Local Schools!

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

Elementary

K - 7 Glenwood Elementary

Secondary

8 - 12 Bryne Creek Secondary

Early French Immersion

K - 7 Marlborough Elementary

Late French Immersion

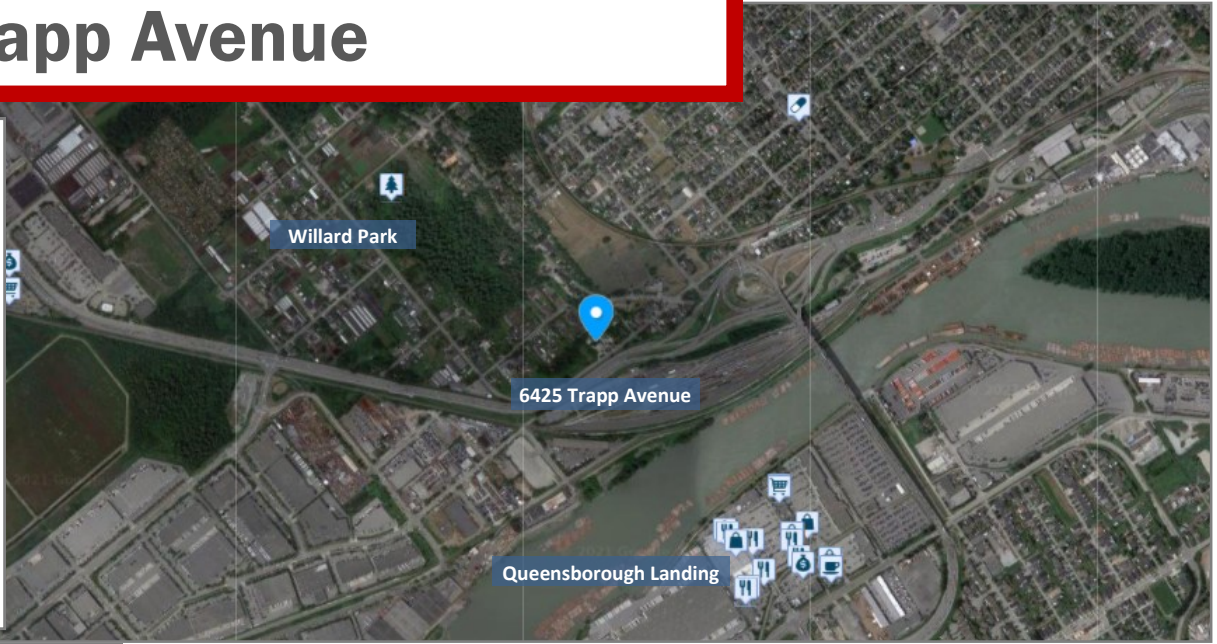
6 - 7 Marlborough Elementary

Secondary French Immersion

8 - 12 Moscrop Secondary

Post Secondary

BCIT, SFU, VCC & more



What's Nearby

Big Bend Crossing, Winners, PetSmart, Queensborough Landing, Highgate Village, Chrystal Mall, Marine Market, London Drugs, Metrotown, Royal Square Mall & more

BC Market, Save On Foods, Denny's Farm Market, Jumbo Supermarket, City Avenue Market, M&M Meats & more

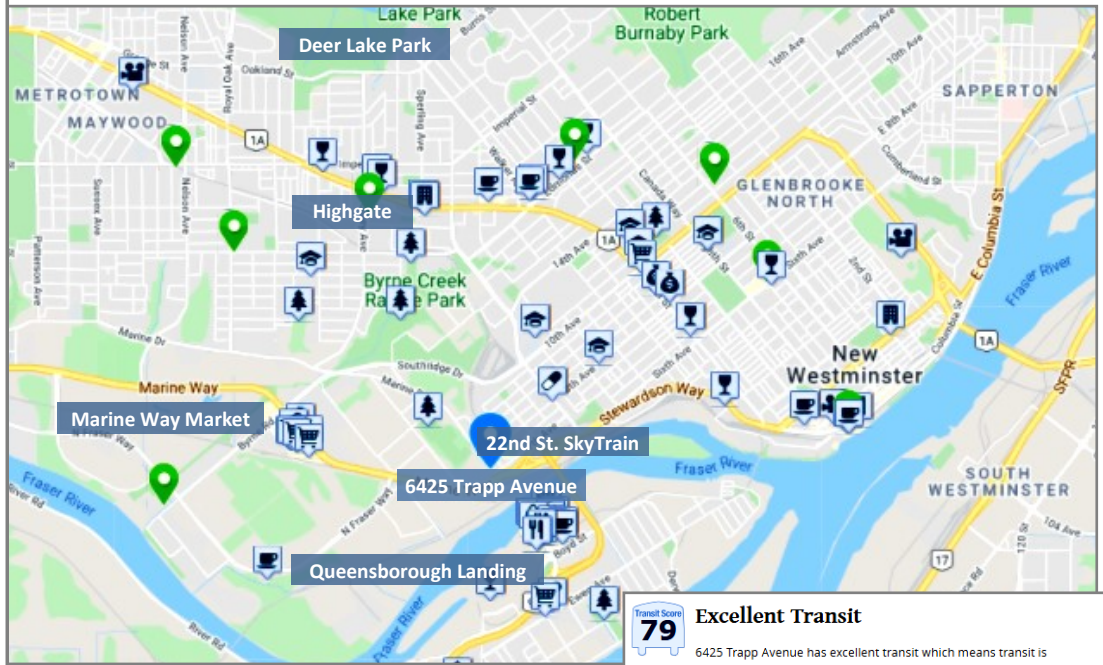
Massawa Restaurant, Tenen Restaurant, Balkan House Restaurant, Cactus Club, Boston Pizza, Marble Slab Creamery & more

Waves Coffee House, Handworks Coffee Studio, Single V Coffee, The Coffee Bar, Starbucks & more

Shadbolt Arts Centre, Theatres in Metrotown & Brentwood, The Rec Room, Anvil Centre, Massey Theatre, & more

Edmonds Community Centre, Thomas Douglas Library, Bosnor Seniors Centre & more

Willard Park, Taylor Park, City in the Park, & more



6425 Trapp Avenue

Burnaby, British Columbia, V3N 2V5
Commute to Downtown New Westminster
8 min 18 min 16 min 51 min View Routes

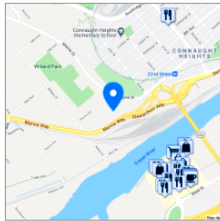
Favorite Map Nearby Apartments

More about 6425 Trapp Avenue

Walk Score 17
Car-Dependent
Almost all errands require a car.

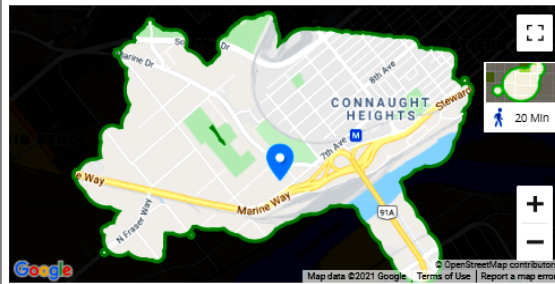
Transit Score 79
Excellent Transit
Transit is convenient for most trips.

Bike Score 39
Somewhat Bikeable
Minimal bike infrastructure.



Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 6425 Trapp Avenue.



Transit Score 79 Excellent Transit

6425 Trapp Avenue has excellent transit which means transit is convenient for most trips.



Rail lines:	Expo Line	0.6 km		
Bus lines:	100 22nd St Station/Marpol...	0.2 km	128 Braid Station/22nd Stre...	0.4 km
388 22nd St Station/Carvolt...	0.5 km	340 Scottsdale/22nd St Stati...	0.5 km	
155 Braid Station/22nd Stre...	0.5 km			

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Search

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Postal Code
V3N 2V5

Roll Number
4770-6425-0000

LTO PID
011-935-634

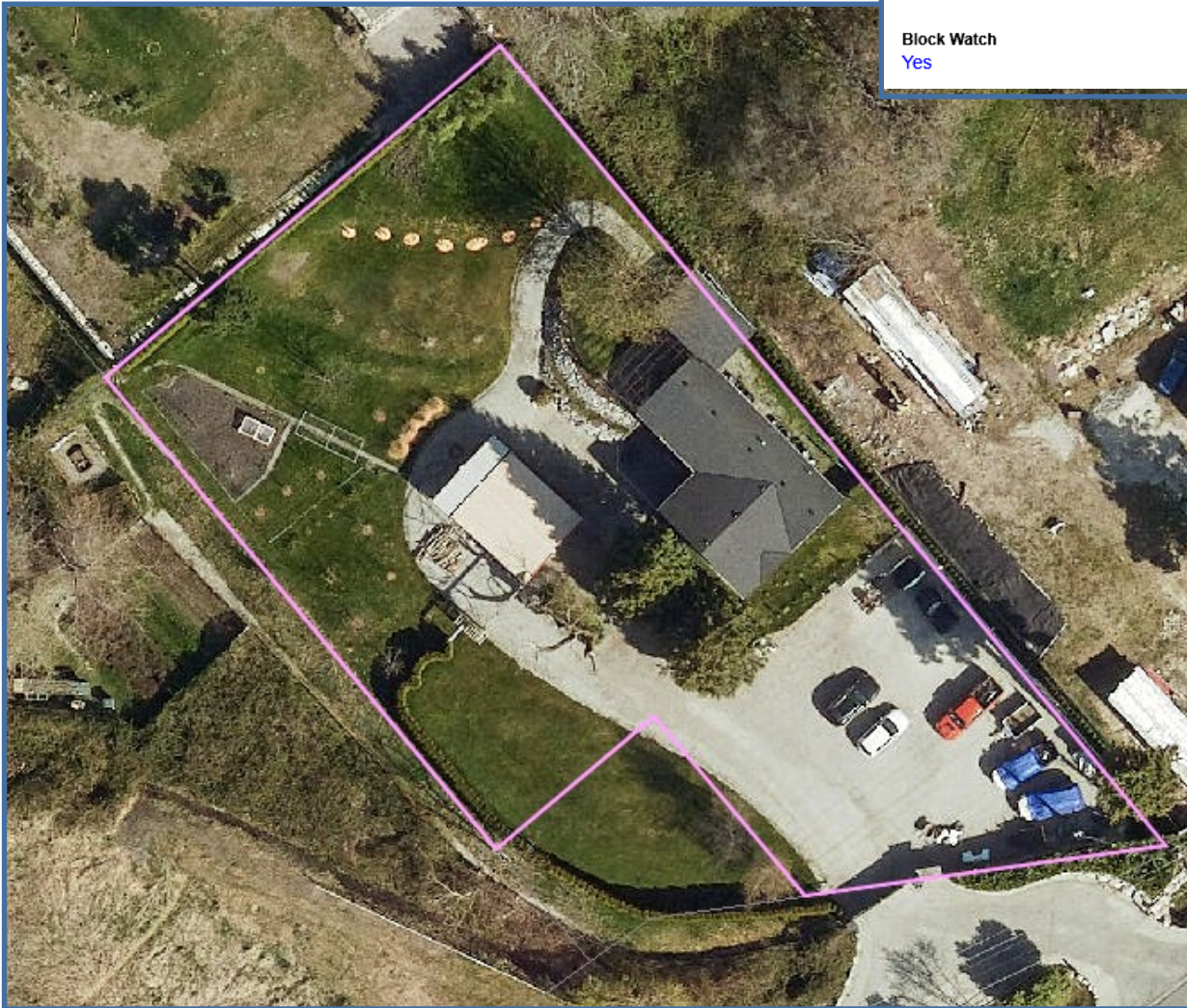
Lot Width, Depth, Area
22.90 m, 69.59 m, 2,277.91 m²

Legal Description
Lot: 13 Block: 10 District Lot: 173 Plan: NWP1034

Zoning
[A2](#)

Curbside Collection
n/a

Block Watch
[Yes](#)



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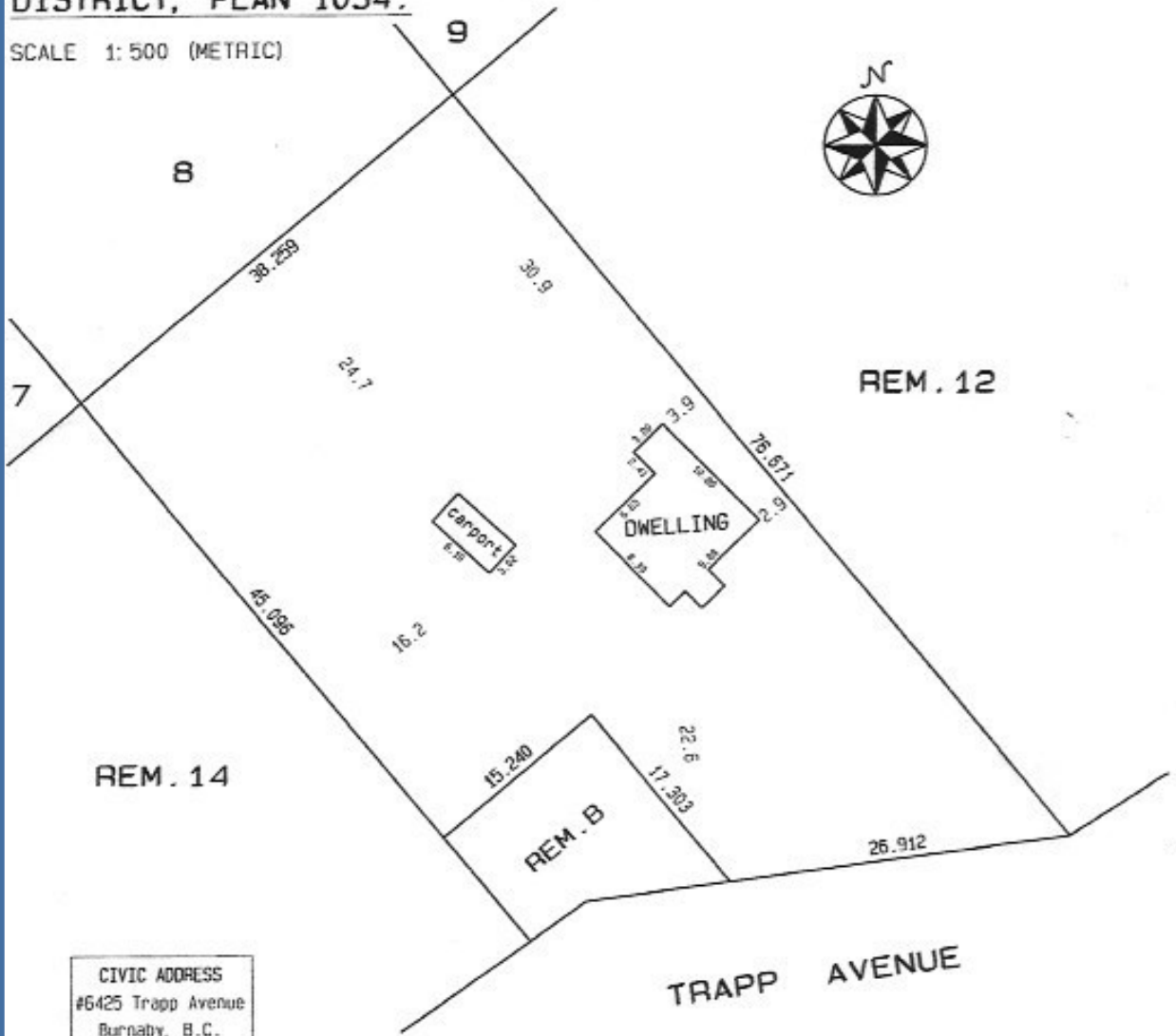
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PLAN SHOWING THE LOCATION OF IMPROVEMENTS SITUATED UPON LOT 13, EXCEPT: FIRSTLY: PARCEL B (EXPLANATORY PLAN 12005) SECONDLY: PART ON STATUTORY RIGHT OF WAY PLAN 71501; BLOCK 10, DISTRICT LOT 173, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 1034.

SCALE 1:500 (METRIC)



CIVIC ADDRESS
#6425 Trapp Avenue
Burnaby, B.C.

CERTIFIED CORRECT AS TO LOCATION
AND DIMENSION OF IMPROVEMENTS
D. Prokopetz, A.Sci, R.SiS
DATED THIS 19th DAY OF JUNE, 2010.

NOTE: The location of features certified by this plan has been determined from existing survey documentation and does not purport to be a location certified in relation to a boundary of land. We accept no responsibility for the unauthorized use or for any use of a copy not bearing an original enhanced seal. Property line dimensions are according to Land Title Office records. This plan is not to be used for the re-establishment of property lines. This plan is to be used for mortgage purposes only.

Westcoast Surveys Ltd.
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Your File: 103122-1

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