

# 3775 Elmwood St

**VIEW property in Burnaby Hospital!  
80 FT frontage by 120 FT for a great sized  
lot at 9600 SF!**

- ◆ Mountain VIEW property with back lane
- ◆ Zoned R5 for
  - ◆ Side by side semi-detached.
  - ◆ Duplex potential or
  - ◆ Large single family home with a secondary suite.
- ◆ Architect drawings available giving the buyer some great options to go to the city to do his or her due diligence!
- ◆ To be noted: the property has an underground creek running under the west side of the property: the drawings will show how it is possible to have various potential building options even with the underground creek due to the wide 80' frontage.
- ◆ The house details
  - ◆ 6 bedrooms
  - ◆ 3 bathrooms
  - ◆ 2 kitchens
  - ◆ 3093 SF
  - ◆ 55 years old
  - ◆ Outdoor Pool! & Detached Garage
- ◆ It is livable & currently rented to tenants who would like to stay so you have revenue before you build or you can buy + hold to build later.
- ◆ Very central location with easy access to Hwy 1, Lougheed Hwy, Hastings, Kingsway. Walking distance to parks, transit & schools
- ◆ Close to Burnaby General Hospital, BCIT, Brentwood and Metrotown Centres as well as Vancouver!



**GE OFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

**Sutton West Coast Realty  
Cell 604 313 7280**

Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://jarmanrealestate.com)

# 3775 Elmwood St



**GE OFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

Sutton West Coast Realty  
Cell 604 313 7280  
Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://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.

# 3775 Elmwood St

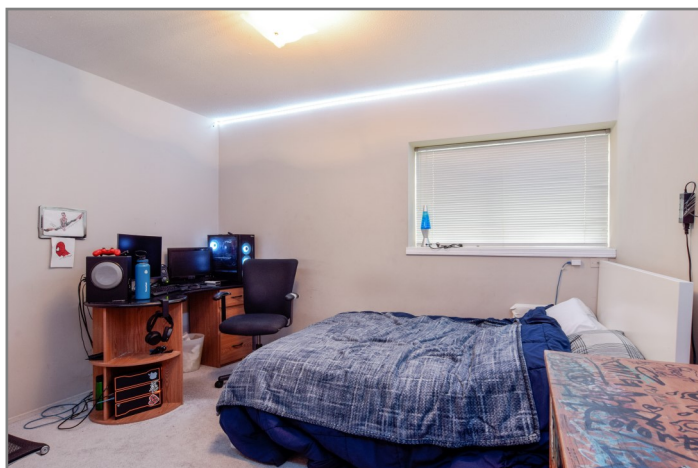


**GE OFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

Sutton West Coast Realty  
Cell 604 313 7280  
Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://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.

# 3775 Elmwood St



**GEORGE JARMAN**  
PERSONAL REAL ESTATE CORPORATION

Sutton West Coast Realty  
Cell 604 313 7280

Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://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.

# 3775 Elmwood St

## Local Schools!

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

### Elementary

K- 7 Cascade Heights Elementary

### Secondary

8 - 12 Moscrop Secondary

### Early French Immersion

K - 3 Inman Elementary

4 - 7 Cascade Heights Elementary

### Late French Immersion

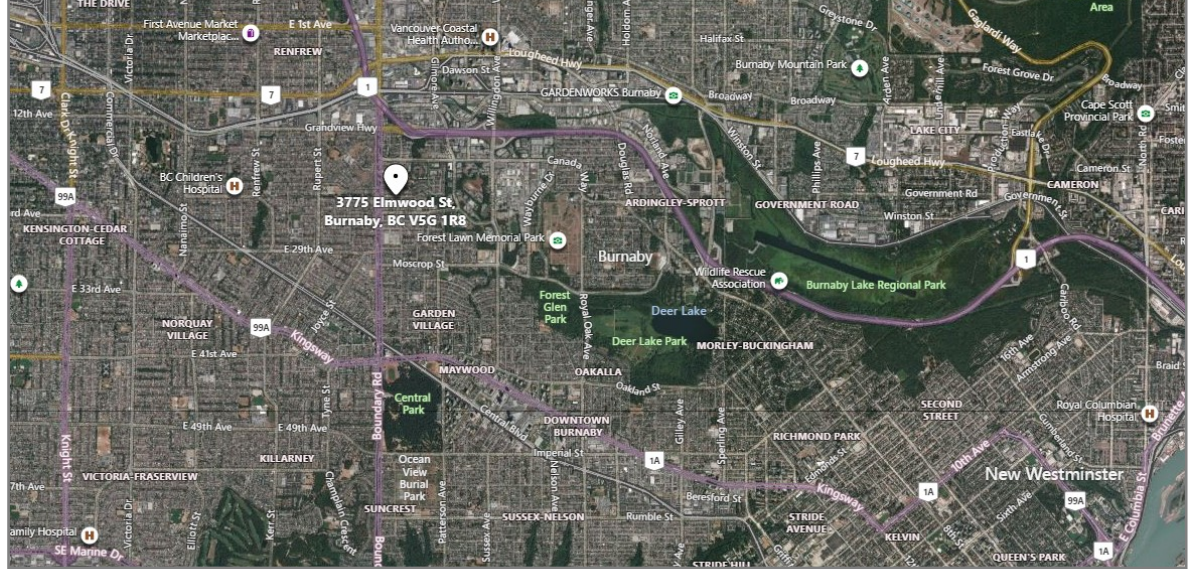
6 - 7 Marlborough Elementary

### Secondary French Immersion

8 - 12 Moscrop Secondary

### Post Secondary

BCIT, SFU



## What's Nearby

Several shops & services at Canada & Smith. Brentwood, Metrotown Centers + Hasting Street shopping.

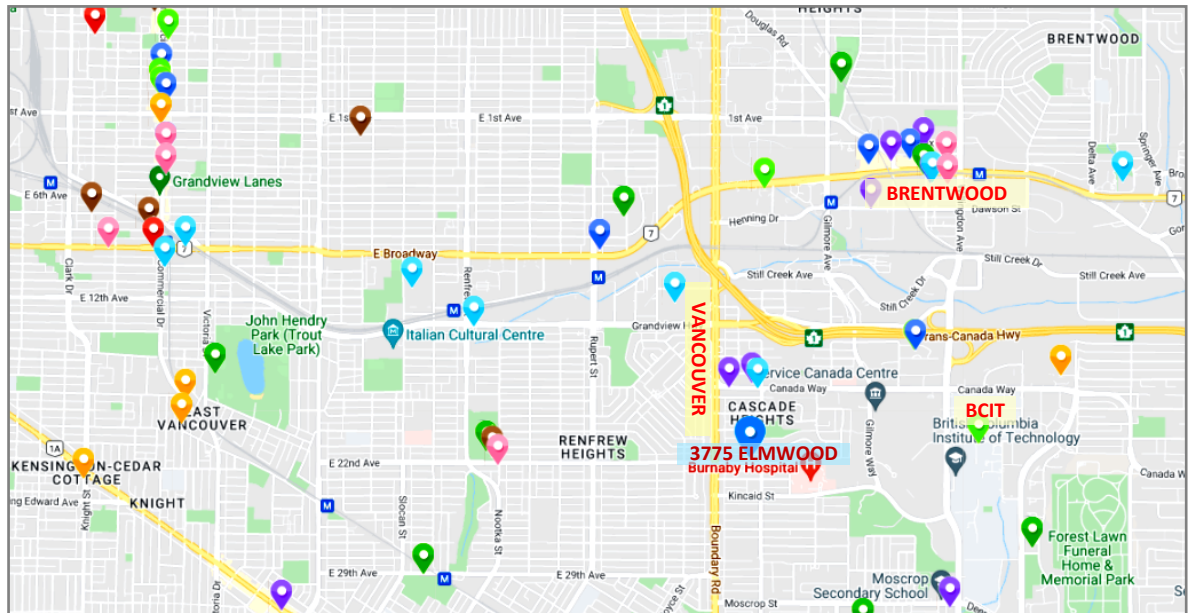
Fruitland Produce, Costco, Real Canadian Superstore, Save-on-Foods, Whole Foods PriceSmart, Shoppers Drug Mart, & others

Agra Tandoori, James Street Café, Burnaby Palace, Zorro's Pizza, Subway, Keg Steakhouse + Bar, & several others!

Starbucks, Tim Horton's, Ultimate Cup of Coffee, Waves Coffee House & others

Wesburn Community Centre, Bonsor Community Centre, Burnaby Public Library, Shadbolt Centre & Willingdon Community Centre

Avondale Park, Deer Lake Park, Burnaby Village Museum, Central Park, Falaise Park & others



## 3775 Elmwood Street

Burnaby, British Columbia, V5G 1R8

Commute to Downtown Burnaby

16 min 35 min 32 min 60+ min View Routes

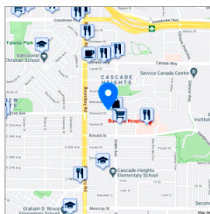
Favorite Map

More about 3775 Elmwood Street

**Walk Score 66**  
Somewhat Walkable  
Some errands can be accomplished on foot.

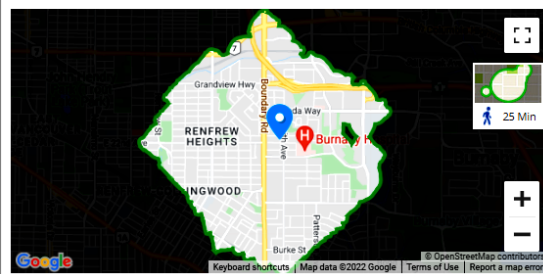
**Transit Score 60**  
Good Transit  
Many nearby public transportation options.

**Bike Score 63**  
Bikeable  
Some bike infrastructure.



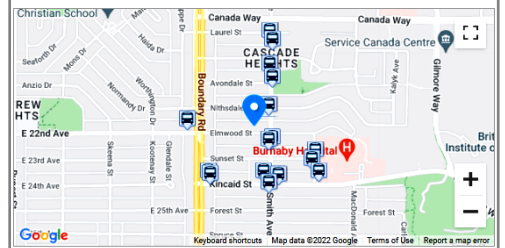
## Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 3775 Elmwood Street.



## Good Transit

3775 Elmwood Street has good transit which means many nearby public transportation options. Car sharing is available from Zipcar.



Rail lines:	1.4 km	Expo Line	1.6 km	
Bus lines:	028 Phibbs Exchange/Joyce ...	0.1 km	025 Brentwood Station/UBC	0.2 km
	129 Patterson Station/Hold...	0.3 km		

# 3775 Elmwood St



BurnabyMap



## 3775 ELMWOOD ST

**Postal Code**  
V5G 1R8

**Roll Number**  
1930-3775-0000

**LTO PID**  
002-585-171

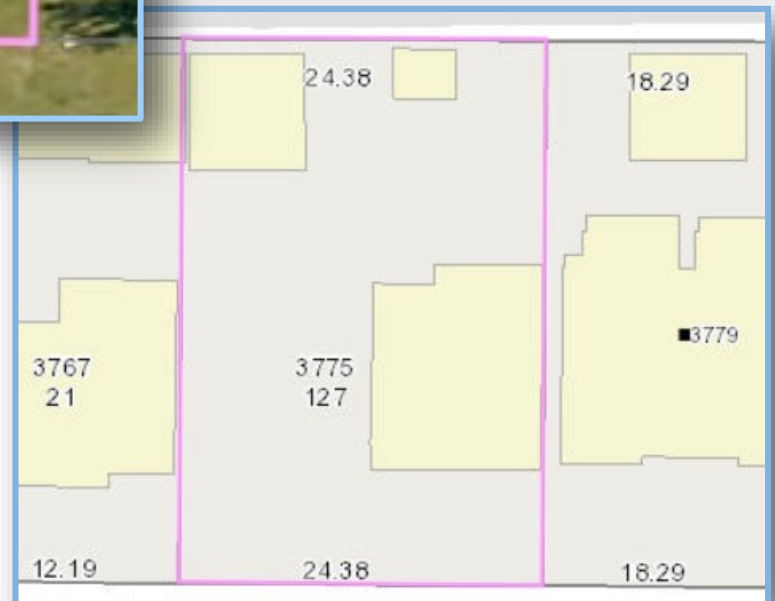
**Lot Width, Depth, Area**  
24.38 m, 36.59 m, 891.87 m<sup>2</sup>

**Legal Description**  
Lot: 127 Block: District Lot: 68 Plan: NWP52029

**Zoning**  
R5

**Curbside Collection**  
3A

**Block Watch**  
Yes



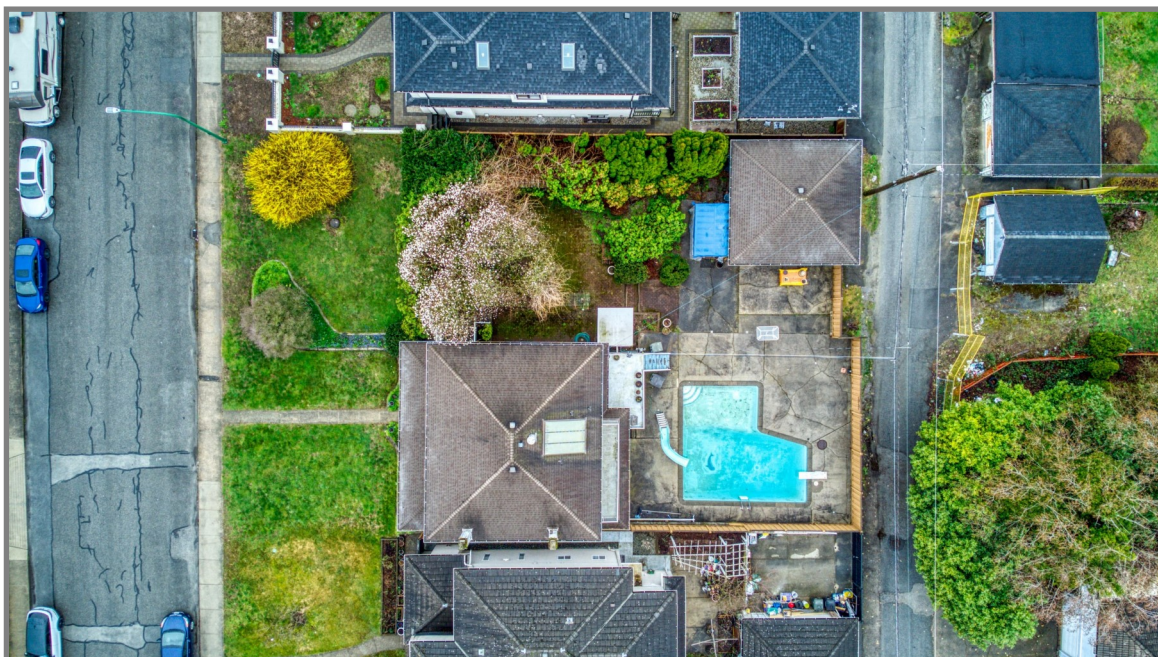
**GEORFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

Sutton West Coast Realty  
Cell 604 313 7280

Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://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.

# 3775 Elmwood St



**GEORFF JARMAN**  
PERSONAL REAL ESTATE CORPORATION

Sutton West Coast Realty  
Cell 604 313 7280

Email: [info@jarmanrealestate.com](mailto:info@jarmanrealestate.com)  
Website: [jarmanrealestate.com](http://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.