

# 46 7465 Mulberry Place in The Crest

**EXTENSIVELY RENOVATED large Townhouse in a private location with green space & nature at the back & side yard.**

- ♦ 3 bedrooms
- ♦ 3 bathrooms
- ♦ 2458 SF
- ♦ 27 years old
- ♦ Duplex style UNIT!

Complete interior renovations in 2017, 2018 & 2022

- Preferred and rare floorplan for Burnaby : No stairs from double garage to main floor
- Many High-end renovations
- Wall opened from eating area to vaulted ceiling living room to give an open feel.
- New fireplace & stone surround
- Kitchen: Silestone counters, Whirlpool & Frigidare appliances, Induction stove and air fry oven, Soft close doors & drawers
- Huge master with vaulted ceilings, large windows and sitting area.
- 2 renovated bathrooms upstairs including ensuite
- All bedrooms are large
- Bonus open office with south-facing window
- Luxury vinyl plank flooring on main floor
- 2022 interior paints & tankless hot water
- Security and fire alarm systems directly connect to the fire company
- Lots of storage throughout
- Fully fenced, walk-out patio from main floor with garden and BBQ areas
- Well maintained complex



**GEOFF JARMAN**  
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# 46 7465 Mulberry Place - The Details

## FOYER

- Front entrance door with leaded privacy glass window
- Fresh paint in 2021
- Guest closet with mirror doors at the entrance

## MAIN FLOOR - LIVING ROOM

- Large windows let in lots of natural light
- Grand vaulted ceiling
- 2016 gas fireplace with brick wall mantle

## DINING ROOM

- Can sit 4-8 people comfortably
- 5-light chandelier
- Open concept leads to living room

## KITCHEN

- 2018 renovated kitchen
- Soft close doors & drawers
- Ample counter/work space
- 8 potlights
- White subway backsplash tile
- Cosentino Silestone countertops
- Glass door cupboard for display
- Blanco undermount double sink with Delta faucet
- Lots of storage
- Cupboard in peninsula opens to eating area and has built in drawers for easy access

## 2018 new appliances

- Whirlpool dishwasher
- Frigidare fridge
- Frigidare induction stove/air fry oven
- Broan stainless steel fan

## EATING AREA / BREAKFAST NOOK

- 2016 updated with new fireplace & stone mantle
- 3-linear glass pendant with a large window
- Door to the patio = great access for BBQ

## POWDER ROOM

- 2017 quartz countertops
- 2 piece Toto toilet

## UPSTAIRS

- Carpet on the stairs
- Wooden handrails
- Large LED indoor ceiling fan

## SOUTH EAST BEDROOM

- South facing window
- Good size room that can fit a queen size bed
- Standard closet

## SOUTH WEST BEDROOM

- Good size room with large SW facing window
- 2019 designer ceiling light fixtures & ceiling fan
- Closet

## MASTER BEDROOM

- Spacious and bright
- 3 large windows + arch top windows with a window bench / Carpet throughout
- Grand vaulted ceiling
- Double entrance door

## CLOSET

- 2 closets with mirror doors
- Carpet throughout

## ENSUITE

- 4 piece bathroom
- 2017 quartz countertops, 4 potlights and vanity light
- Ceramic tiles, heated floors and shower floor
- Delta sink and shower fixtures
- 2017 added ceramic tiles around the tub and shower
- Toto toilet
- Mirror cabinet & Panasonic fan

## LAUNDRY CLOSET

- Side by side LG washer and dryer
- Built in sink
- Extra room to add more shelving
- Counter tops for workspace
- Laminate floor

## MAIN BATHROOM

- 3 piece bathroom
- 2017 quartz countertops and vanity light
- Moen sink faucet
- Ceramic tiles
- Delta faucet
- Toto toilet

## OFFICE

- South facing window & ceiling light fixtures

## REC ROOM

- Large room with 4 ceiling light fixtures
- Pax Ikea storage organizers
- 2005 security bars

## BATHROOM - 2 piece

- Rough-in for 2 piece shower
- Storage shelves

## UTILITY ROOM

- 2022 tankless hot water
- Heating inspection every year
- Storage space

## GARAGE

- Double garage
- Area for storage
- Plenty of space
- Shelves



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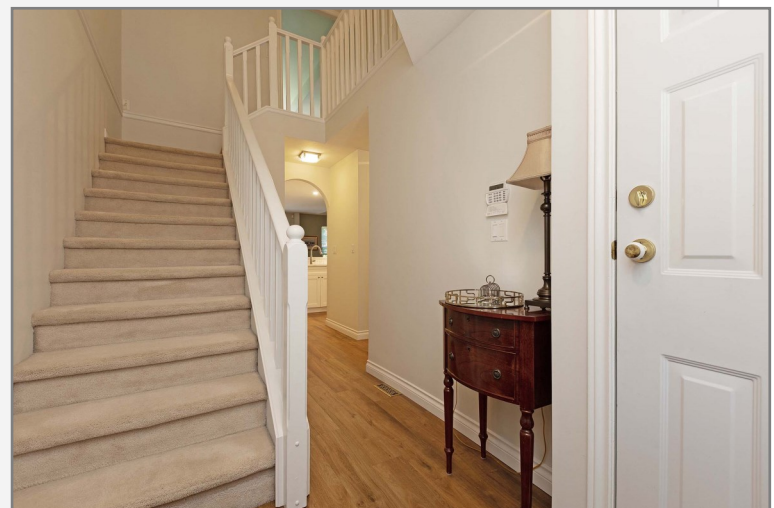
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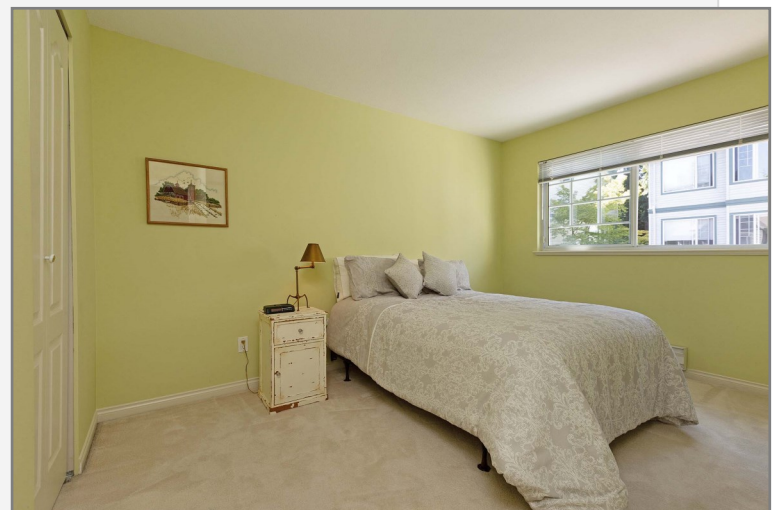
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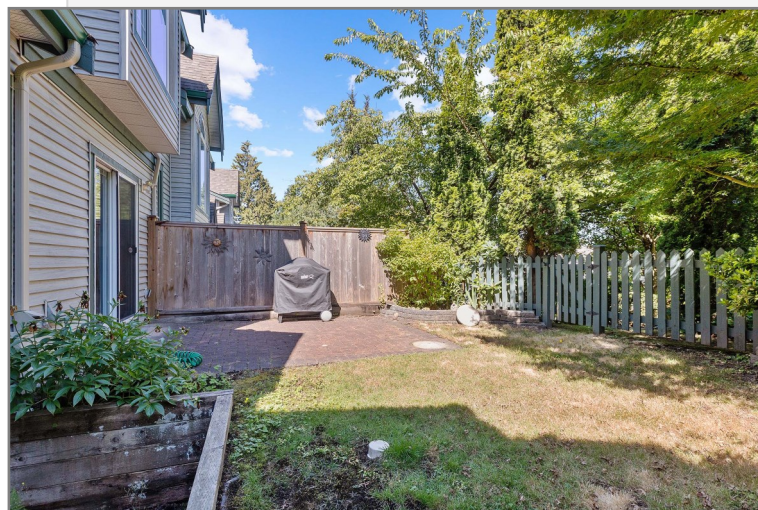
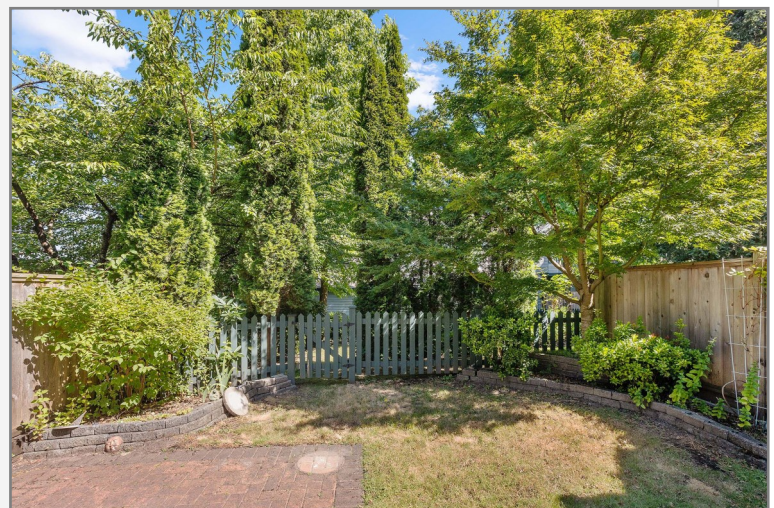
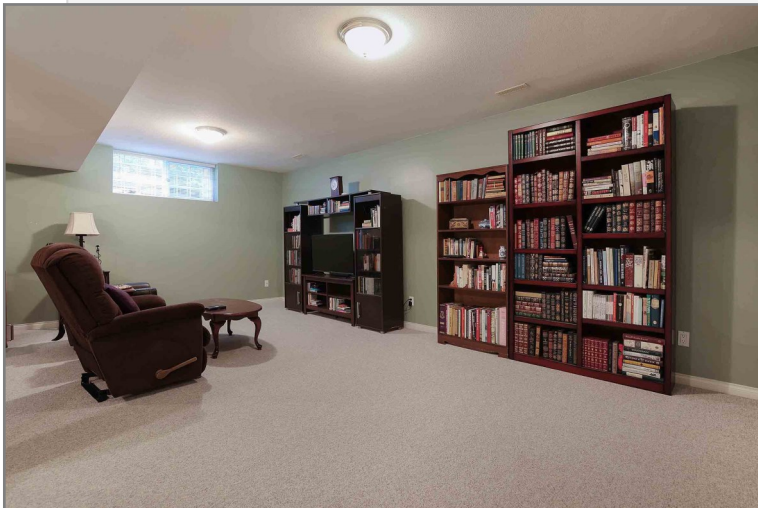
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## Local Schools!

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

### Elementary

K - 7 Armstrong Elementary

### Secondary

8 - 12 Cariboo Hill Secondary

### Early French Immersion

K - 7 Seaforth 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

Choices Market, Ray's Bakery, Pharmasave, Safeway, Save On Foods, Costco, Langley Farm Market & others

LA Sushi, Paradise Noodle House, Seasons Apple Cafe, Indian Bombay Bistro, Pizza Pizzeria, Domino's Pizza, Starbucks, Blenz Coffee, Tim Hortons & others

Cineplex & Silver City Theatres, Shadbolt Centre, Massey Theatre, Anvil Centre, and others

Cameron Rec Centre and Library, Edmonds Community Centre, Bonsor Community Centre, Tommy Douglas Library, Nikkei Community Centre

The Crest Plaza, Royal Square Mall, Lougheed Mall, Brentwood Mall, Metrotown, Shopping in Sapperton, Royal Square, & The New West Quay

Deer Lake, Burnaby Lake, Robert Burnaby Park, Queens Park & Others

## 7465 Mulberry Place

Burnaby, British Columbia, V3N 5A1

Commute to **Downtown New Westminster**

10 min 30 min 19 min 60+ min View Routes

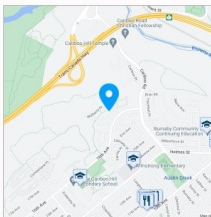
Favorite Map Nearby Apartments

More about 7465 Mulberry Place

**Walk Score 25**  
Car-Dependent  
Most errands require a car.

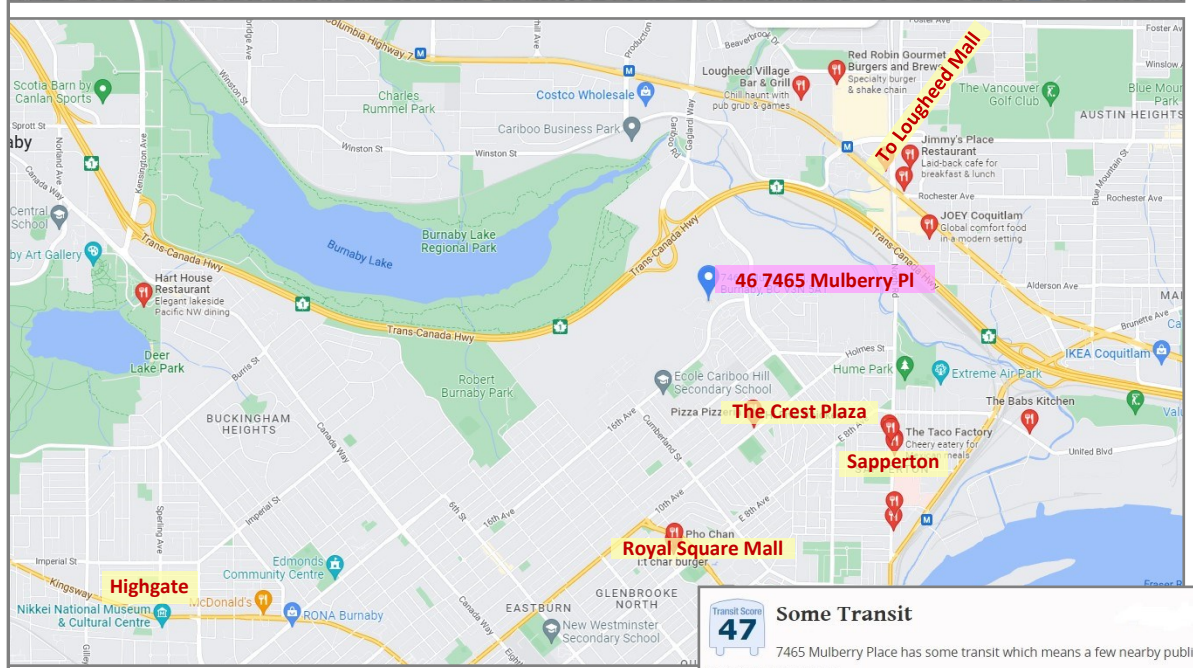
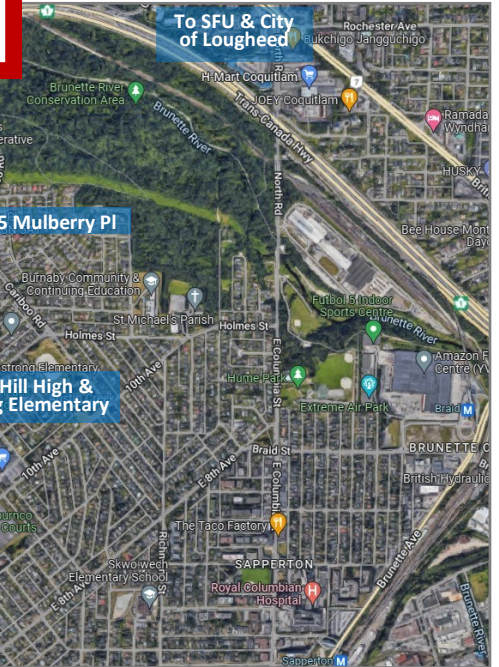
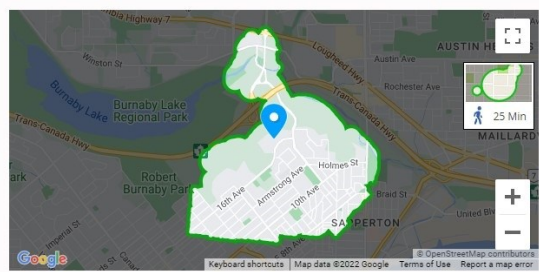
**Transit Score 47**  
Some Transit  
A few nearby public transportation options.

**Bike Score 40**  
Somewhat Bikeable  
Minimal bike infrastructure.



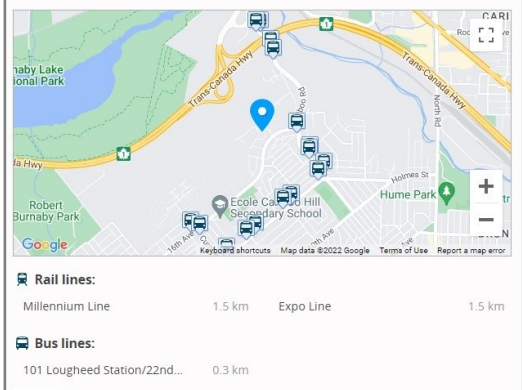
## Travel Time Map

Explore how far you can travel by car, bus, bike and foot from 7465 Mulberry Place.



## Some Transit

7465 Mulberry Place has some transit which means a few nearby public transportation options.



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