

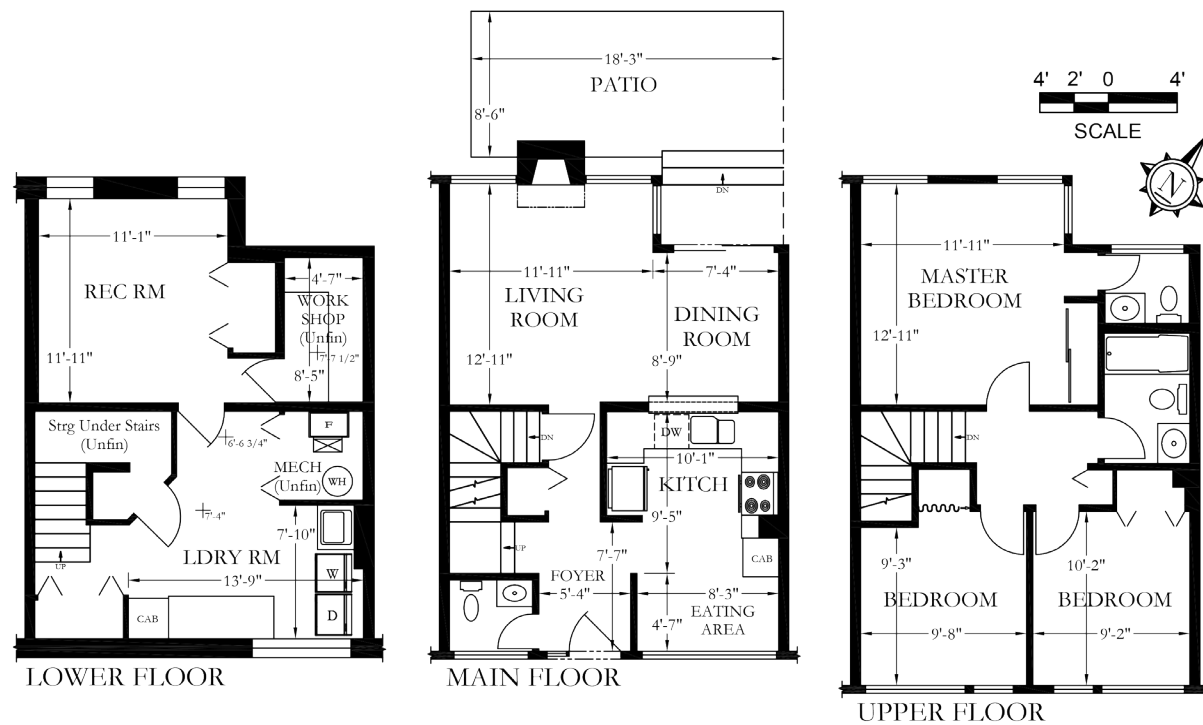
# 4519 Elmgrove Drive • Burnaby

# Norm Flockhart

Personal Real Estate Corporation

## 604-328-2111

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www.normflockhart.com



**FLOOR SUMMARY**

Above Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Main	530		530
Upper	570		570
Below Grade			
Floor	Fin (sf)	Unfin (sf)	Total (sf)
Lower	416	110	526

**BUILDING SUMMARY** (sf)

Total (Above & Below Grade):	1,626
Other Areas (sf)	
Storage Shed (5'-9" x 8'-6")	48
Patio & Stairs	191
<b>Total Other Areas:</b>	<b>239</b>

Note: Areas Based on ANSI STANDARD Z765-2003 for Residential Buildings



## 4519 Elmgrove Drive • Burnaby

This clean, updated 3 BR townhome has been lovingly maintained by the long-term owners! The Kitchen boasts a full renovation which opened up the pass-thru to the Dining Room & created more natural light. Undermount double sink, granite counters, upgraded cabinets with 'soft close' hardware, & cork flooring; just a few of the improvements. Living & Dining Rooms w/ original oak floors. Glass slider to peaceful patio & fenced back yard. Greenbelt in behind. Powder Room on Main. Large Master BR Up with 2 pce Ensuite & big windows overlooking the quiet greenery. 2 more BRs & a full Bath Up. Rec Room, Laundry, Workshop & Storage Down. Newer roof, windows, fencing and more! Enjoy the trail network, park & Greentree Village Community Centre nearby!

### Features

Bedrooms:	3
Bathrooms:	3
Style:	2 Storey w/Bsmt
Type:	Townhouse
Size:	1606 sq. ft. (Strata Plan)
Year Built:	1974
Maintenance:	\$300



## Park Georgia Realty Ltd.

#109 – 5701 Granville Street  
Vancouver, B.C. V6M 4J7  
**604-261-7275**



This version of the floor plan is for marketing purposes only.

Please contact Norm Flockhart PREC, 604-328-2111, for specifications.

This communication is not intended to cause or induce breach of an existing agency agreement.





