



2883 NEPTUNE CRESCENT

3 BED | 2 BATH | 1925 SQ. FT.

Private 3 level townhome in well-maintained, park-like oasis located in sought-after Neptune complex. Spacious rooms can fit house-sized furniture and the dining room area overlooks the sunken living room with gas fireplace. Double paned sliding glass doors lead out to the deck where you can sit and enjoy the private greenbelt and fenced yard. Close to schools, SFU and minutes from Lougheed Mall. Walking distance to transit and other amenities. 1 parking and pets allowed!

NEIGHBOURHOOD HIGHLIGHTS

Elementary School

Stony Creek Community

High School

Burnaby Mountain Secondary

French Immersion

Sperling Elementary
Armstrong Elementary
Cariboo Hill Secondary

WALK SCORE: 58

TRANSIT SCORE: 78

BIKE SCORE: 59

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RE/MAX



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GREG DENT



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TARYN LEES



SARAH HOPKINS



EMMA HAMEL

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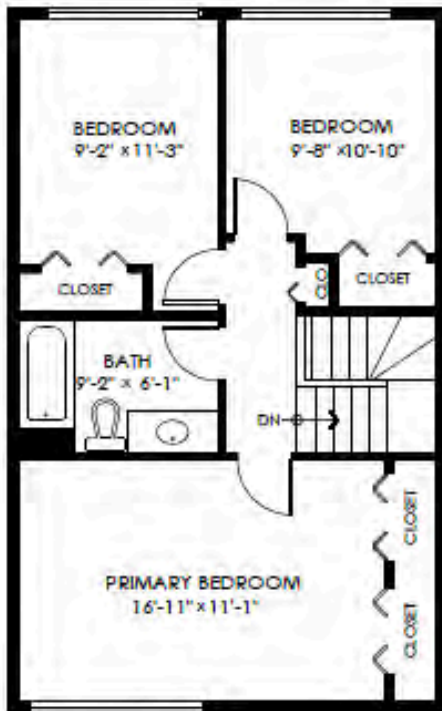
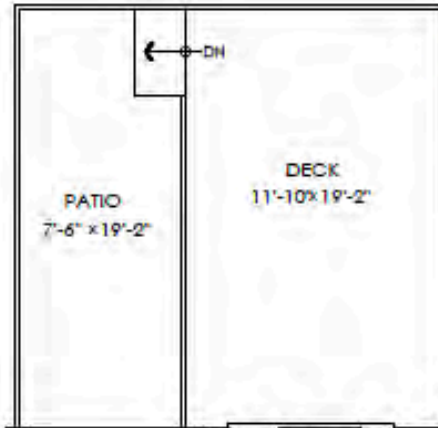


View additional photos & 3D tour at www.KeithRoy.com

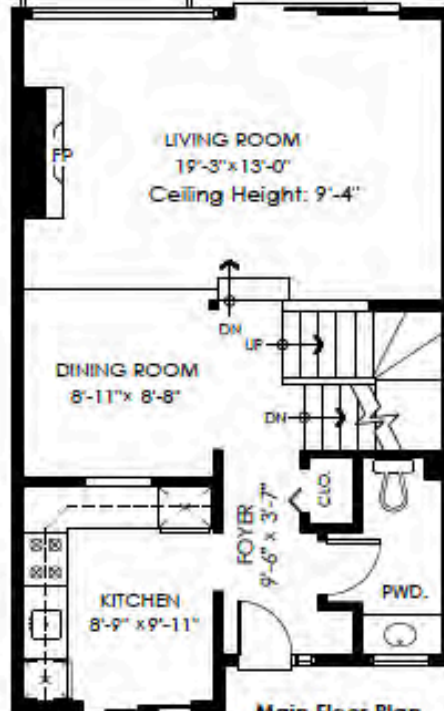
Main Floor: 634 sq.ft.
Upper Floor: 657 sq.ft.
Lower Floor: 321 sq.ft.
Total Livable: 1,612 sq.ft.

Unfinished Floor: 313 sq.ft.
Grand Total: 1,925 sq.ft.

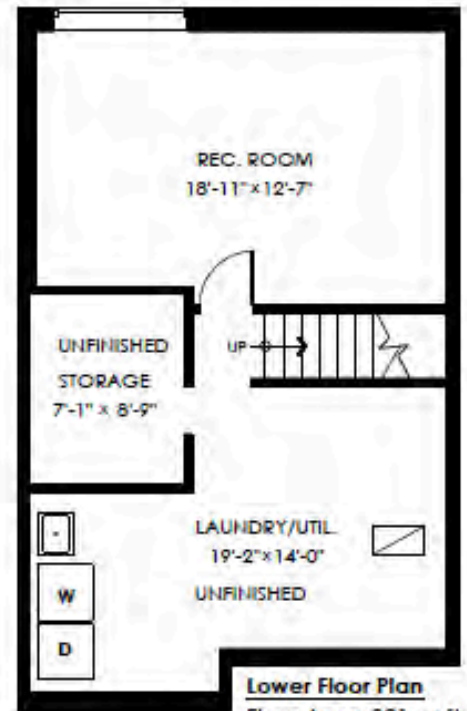
Patio: 144 sq.ft.
Deck: 228 sq.ft.
Total Extras: 372 sq.ft.



Upper Floor Plan
Floor Area: 657 sq.ft.
Ceiling Height: 8'



Main Floor Plan
Floor Area: 634 sq.ft.
Ceiling Height: 8'



Lower Floor Plan
Floor Area: 321 sq.ft.
Ceiling Height: 7'-8"



MEASURED ON: (2024-09-13)

info@pixtworks.com www.pixtworks.com 604.329.5788

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Presented by:
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Active
R2926730

Board: V
Townhouse

2883 NEPTUNE CRESCENT

Burnaby North
Simon Fraser Hills
V3J 7A4

Residential Attached

\$950,000 (LP)

(SP) **M**



Sold Date: _____ If new,GST/HST inc?: _____ Original Price: **\$999,000**
Meas. Type: **Feet** Bedrooms: **3** Approx. Year Built: **1973**
Frontage(feet): _____ Bathrooms: **2** Age: **51**
Frontage(metres): _____ Full Baths: **1** Zoning: **CD RM1**
Depth / Size (ft.): _____ Half Baths: **1** Gross Taxes: **\$2,413.77**
Sq. Footage: **0.00** P.I.D.: **001-114-026** For Tax Year: **2023**
Flood Plain: _____ View: **No** Tax Inc. Utilities?: **No**
Tour: **Virtual Tour URL**
Complex / Subdiv: **Simon Fraser Hills Phase 3**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **3 Storey**
Construction: **Frame - Wood**
Exterior: **Mixed**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **1** R.I. Fireplaces: _____
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Forced Air, Natural Gas**
Outdoor Area: **Balcony(s)**
Type of Roof: **Asphalt**

Reno. Year: _____
Rain Screen: _____
Metered Water: _____
R.I. Plumbing: _____

Total Parking: **1** Covered Parking: _____ Parking Access: _____
Parking: **Carport & Garage**
Dist. to Public Transit: **CLOSE** Dist. to School Bus: **CLOSE**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: Bar Fridge, Deep Freeze, TV and Mount, Shed and Deckbox**
Floor Finish: **Hardwood, Laminate, Tile, Carpet**

Legal: **STRATA LOT 66, PLAN NWS97, DISTRICT LOT 56, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Garden, In Suite Laundry, Pool; Outdoor**

Site Influences: **Central Location, Private Setting, Recreation Nearby, Shopping Nearby, Treed**
Features: **CltHwsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **634**
Finished Floor (Above): **657**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **634**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,925 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,925 sq. ft.**

Units in Development: **74**
Exposure: _____
Mgmt. Co's Name: **FIRST SERVICE RES**
Maint Fee: **\$400.67**
Maint Fee Includes: **Garbage Pickup, Gardening, Management, Recreation Facility**

Tot Units in Strata: **74** Locker: **No**
Stores in Building: **3**
Mgmt. Co's #: _____
Council/Park Apprv?: _____

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: _____ # of Levels: **1**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**
Restricted Age: _____ # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed: _____
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	9'6 x 3'7	Below	Storage	7'1 x 8'9	1	Main	2	No
Main	Kitchen	8'9 x 9'11	Below	Utility	19'2 x 14'	2	Above	4	No
Main	Dining Room	8'11 x 8'8			x	3			
Main	Living Room	19'3 x 13'			x	4			
Above	Primary Bedroom	16'11 x 11'1			x	5			
Above	Bedroom	9'2 x 11'3			x	6			
Above	Bedroom	9'8 x 10'10			x	7			
Below	Recreation Room	18'11 x 12'7			x	8			

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*Denotes Personal Real Estate Corporation.