

Capitol Hill

301 N HYTHE AVENUE





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301 N HYTHE AVENUE, BURNABY

Welcome

Beloved owner-occupied family home in highly desirable Capitol Hill neighbourhood. First time to market in 37 years! Located on the WEST SIDE of N Hythe Avenue. This PRIME 16405 SF lot (0.38 acres) is R2 zoned with potential to SUBDIVIDE to two 60+ frontage lots! Unobstructed, panoramic WESTERLY VIEWS of the CITY, Downtown Vancouver, Burrard Inlet WATER & North Shore MOUNTAINS! Beautifully nestled in the hills, this 3405 SF home has 4 bedrooms + 4 baths with a formal living room, dining room & family room opening out to a 445 SF sundeck. The lower level of the property is an OASIS with a private outdoor lap pool & mature landscaping. Quiet, serene getaway just minutes to Downtown Vancouver, this property is truly amazing offering SPECTACULAR VIEWS with no bridges to cross!

Hold and build your DREAM ESTATE PROPERTY or subdivide and develop 2 single family homes. Best location in Burnaby North close to transit, trails, Confederation Park, the Amazing Brentwood Shopping Centre, and fine cafes, restaurants & shops on Hastings Street.

School catchments: Confederation Elementary and Alpha Secondary.















301 N Hythe Ave

Burnaby

Upper Floor 2358 sqft
Lower Floor 1047 sqft

Total: 3405 sqft

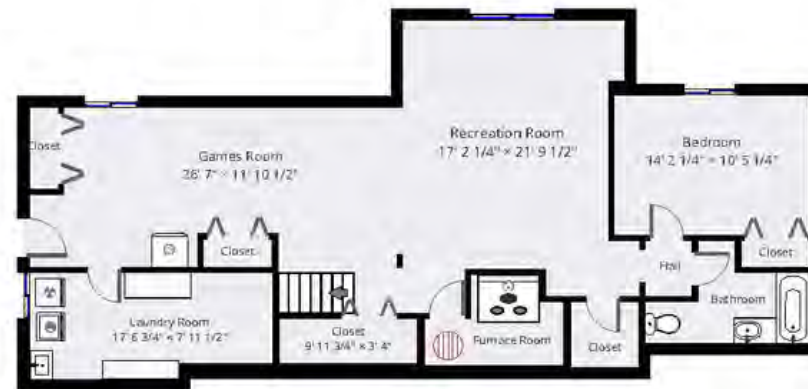


Auxiliary
Balcony: 445 sqft
Garage: 483 sqft



Upper Floor

Garage



Lower Floor

Booked on roomvu.com
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Just One Call Away

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Neighbourhood

Minutes by car from 301 N Hythe Avenue is the Amazing Brentwood - an expansive redevelopment project of what was previously known as Brentwood Town Centre. The 28-acre site located on the corner of Willingdon and Lougheed is currently undergoing a major transformation. Once completed it will redefine the way we shop, live and socialize in the new heart of Metro Vancouver.

From world class shopping and dining to art and entertainment, with over 250 hand selected premier shops, restaurants and services, and a signature one-acre event plaza seamlessly integrated with SkyTrain, this is an immersive community where every detail has been considered. More than a place to shop, Brentwood will be the gathering place for the region where people can enjoy chef-driven restaurants, join celebrations in the plaza and come together in a vibrant public space that is both comfortable and spectacular. The Amazing Brentwood brings everything you need and everything you love within walking distance!







Neighbourhood

Just a few blocks SOUTH WEST of 301 N Hythe Avenue is the Heights shopping district located on Hastings Street from Boundary Road to Gamma Avenue.

The Heights shopping district has been a street-level community shopping area for over 100 years with an eclectic mix of businesses owned by friendly merchants who are deeply tied to this community. There are over 350 one-of-a-kind shops, services, and restaurants.

Whether you are in the mood for a pasta lunch at the famous Anton's Pasta Bar or a specialty coffee at Caffe Artigiano. You can pick up fresh produce at Red Apple Market or the best cut of steak at Cioffi's Meat Market & Deli for that special home cooked meal. You are certain to find what you are searching for, and more in this vibrant neighbourhood.

For a full directory of all the wonderful Heights merchants, check out www.burnabyheights.com.



CHENG SARGEANT Real Estate Group

Stacy and Louis have collectively served the real estate industry in Metro Vancouver for over 35 years winning numerous awards and are recognized as one of the leading real estate teams in the industry.

Every home is unique and deserves a custom marketing strategy to achieve the highest value possible. Stacy and Louis are luxury real estate experts that know how to get your home the attention it deserves.

Whether you're selling your home or looking for your next HAVN, there's a lot at stake. Stacy and Louis get that and are here to help.



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

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