

**9888 David Drive, Burnaby BC, V3J 1H3**  
**\$1,380,000**

Thank you for your interest in this property. We understand under the current circumstances that it may not be ideal to go on a property tour so we have created a detailed buyers package.

We also have provided agents and buyers the option to a 15 minute online virtual tour via Zoom and can accommodate a showing of the house should the buyers wish to move forward.

**Step 1: Please review the property profile**

**The house and property**

- Well maintained 2,478 square foot house in highly sought after Sullivan Heights, North Burnaby
- Coveted location with easy access to significant transit hubs, curated mix of amenities, excellent schools and educational institutions, and a short stroll from numerous parks and trails
- Large, level 75 foot by 126 foot south facing lot totalling 9450 square feet
- R2 zoning with potential to build up to 3780 square feet above grade
- Prestigious neighbourhood with house located on quiet tree-lined cul-de-sac
- Exceptionally bright home with abundant light throughout and views of Burnaby Mountain
- Generous floorplan featuring 5 bedrooms, large master with ensuite, 2 spacious kitchens, 3 full bathrooms and 2 separate sets of laundry machines
- Entertainment-sized, west facing deck off kitchen
- South facing, private backyard with mature trees and lane access
- Cheery, garden-level basement suite with thoughtful design allowing the suite to act as either a one or two-bedroom unit. Suite features generous kitchen, separated bedrooms, in-suite laundry, high ceilings and plenty of storage
- Attached one car garage in addition to asphalt driveway that can accommodate several cars

**Convenient location with easy access to transit and superb amenities**

- Minutes to both Lougheed and TransCanada Highway (Highway 1)
- Walking distance to Lougheed Town Centre - one of the region's most significant transit hubs connecting North Burnaby to Vancouver in a very quick ride
- Short distance to Burquitlam Station (Evergreen Extension) instantly connecting the area to significant suburbs such as Coquitlam and Port Moody
- Walking distance to Lougheed Town Mall – Canada's largest new master planned community offering an array of entertainment, shopping and restaurants
- North Burnaby is thriving with extensive new and future development that has transformed the area into a liveable, vibrant, culturally and socially rich community

**Extensive green space and recreation at your fingertips**

- Cameron Park Recreation Centre and Cameron Library
- Stoney Creek Park and Stoney Creek Trail System
- Lyndhurst Park
- Bell Park
- The Vancouver Golf Club

### Exceptional schools (permitted school catchment) within walking distance

- Lyndhurst Elementary (Grades K – 7)
- Burnaby Mountain Secondary (Grades 8 – 12)
- Sperling Elementary (Grades K – 7) Early French Immersion
- Armstrong Elementary (Grades 6 – 7) Late French Immersion
- Cariboo Hill Secondary (Grades 8 – 12) Secondary French Immersion

### Top educational institutions nearby

- Simon Fraser University (S.F.U.)
- British Columbia Institute of Technology (B.C.I.T.)

### Links to resources

[matterport virtual tour](#)

[luxury properties vancouver](#)

[school catchments 9888 david drive](#)

[map of 9888 david drive](#)

[city of burnaby](#)

### **Step 2: Book virtual Zoom tour of the house**

Please contact Fianna or Janet to schedule your appointment.

### **Step 3: Review and sign the COVID Waiver to request a physical viewing of the home**

Safety protocols are in place for our client's home, the buyers and the selling agent.

Please refer to page 3-4 for COVID Waiver.

### **Step 4: Please contact Fianna Lau at 778.995.9636 or Janet Forrester at 604.805.4324 to answer any questions or to book a showing.**

Thank you. We look forward to working with you.

## COVID-19 WAIVER & SHOWING PROCEDURES

Property Address: **9888 David Drive, Burnaby, BC V3J 1H3**

Date: \_\_\_\_\_

\_\_\_\_\_  
(NAME - therein described as the "Prospective Buyer")

\_\_\_\_\_  
(NAME – therein described as the "Prospective Selling Agent")

The Prospective Buyer and The Prospective Selling Agent understands that with the outbreak of the COVID-19 pandemic, there are risks associated with entering or permitting others to enter the Property. The Prospective Buyer and The Prospective Selling Agent agree that, by entering or permitting others to enter the Property, you assume all risk and liability with regards to COVID-19 and will waive your right to claim against the property owner(s), their designated agent(s) Fianna Lau and Janet Forrester PREC, and the listing brokerage(s) Magnum Projects.

The Prospective Buyer and The Prospective Agent hereby agree to the following COVID-19 procedures and requirements before making an appointment with the designated listing agent to view the Property:

**For the protection of yourself and others, no showings will be permitted unless you have reviewed and verified the following information and returned this signed waiver:**

- MLS listing
- Surveys, strata plan (if applicable), architectural plan (if applicable)
- Floorplan(s), room sizes, zoning, lot size, age of home
- All property photos, videos and 360 tours
- Proof of qualification by a trusted lender that Buyer(s) have qualified to purchase the property for the list price of \$1,380,000

In addition to reviewing the above, you agree that you have taken the time to drive around the property to verify its location and neighbourhood.

**During the showing of the property, you agree to:**

- Not touch anything including all door knobs, lights, and cupboards
- Not sit on anything
- Not use the bathroom
- Maintain physical distance of 6 feet from everyone when viewing the property
- Have no more than 2 people during your viewing
- Wear new disposable gloves, masks, and shoe covers to be provided by the designated listing agent

**Do not book a showing or enter the property on the day of if:**

- You are experiencing flu-like symptoms
- You have travelled within the last 14 days of your visit
- Are waiting on COVID 19 test results
- You have been in close contact with anyone who has experienced flu-like symptoms, has travelled within the last 14 days, and or has been diagnosed with COVID-19

**I/we agree and certify that the above information is correct.**

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(Prospective Buyer)

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(Prospective Buyer)

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(Prospective Selling Agent)