

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**2013 PAULUS CRESCENT, Burnaby North, BC, V5A 2M2, Ca**

**MLS®# R2579431**



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<b>Property Value</b>	\$1,638,000
<b>Type</b>	House/Single Family
<b>Style</b>	2 Storey
<b>Basement</b>	Fully Finished
<b>Year Built</b>	1972
<b>Taxes</b>	4658.06
<b>Living Area</b>	3,151 sq.ft.
<b>Lot Size Area</b>	7,180 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	3 full

### Description

Fanastic opportunity in Montecito! This one Owner home was a custom build by the very reputable John Jensen in 1972. Bring your tape measure and renovation ideas, and you will find yourself a clean slate to work with! This "Plan G" Vancouver Special has all the right characteristics, with a prominent roof line and big windows that accentuate southern views to Metrotown. The living room features a vaulted ceiling with exposed beams, a large wood burning fireplace and of course, complementary shag carpet. The kitchen has tons of cabinetry, a skylight and a sperate eating area, with the opportunity to push out into the solarium. Like I said, bring you ideas! Home has one bedroom suite perfect for SFU!







