**SPECIAL FEATURES**

**6138 DENBIGH AVENUE**

* Walking distance (20 minutes) to Metrotown Mall.and Bonsor Recreational Center.
* Walking distance (15 minutes) to Royal Oak Skytrain station (cannot see or hear noise of Skytrain).
* Bus to SFU at Dover and Denbigh (1/2 block away).
* 5 – 10 minute walk to Deer Lake Park.
* 10 minute walk to Marlborough French Immersion Elementary School on Royal Oak.
* 30 - minute walk to Burnaby South High School.
* Boiler replaced October 2019.
* 2020 power washed concrete tile roof and replaced gutters with leaf filter gutters.
* Marble window sills and solid oak kitchen cabinets.
* Timber beams used to construct home are above standard.