

BUILDING BROCHURE

TIMBERLEA - 3755 BARTLETT BUILDING

3755 Bartlett Crt. · Burnaby, BC V3J 7G7 · Sullivan Heights



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1 FOR SALE
FROM \$384,900

9 SOLD · 12 MO
\$345,000-\$469,999



BC Condos & Homes Team
604-671-7000 | www.VancouverFloorPlans.com



Unit Mix

1 Bedroom

34 units
673 – 745 sf
from \$330,000

2 Bedroom

18 units
673 – 977 sf
from \$363,000

For Sale in Timberlea - 3755 Bartlett Building & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$384,900	1 / 1	673 sf	\$572	1602 3755 BARTLETT COURT

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$350,000	1 / 1ba	677 sf	\$517	2026-07-14
\$469,999	2 / 2ba	928 sf	\$506	2026-05-27
\$430,000	2 / 2ba	928 sf	\$463	2026-05-18
\$348,000	1 / 1ba	673 sf	\$517	2026-02-01

Value & Financing

Price Positioning

\$572 /sq ft

Active listings here average **\$572/sf** vs **\$861/sf** across Sullivan Heights.

34% below area average

Mortgage Snapshot

\$1,843 /mo

Entry price (from) **\$384,900**

20% down payment **\$76,980**

Rate / amortization **5.24% · 25 yr**

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1976	LEVELS 25	SUITES 144	CONSTRUCTION Concrete
EXTERIOR Concrete	TITLE TO LAND Freehold Strata	STRATA PLAN NWS475	MANAGEMENT Associa

Overview

Timberlea - The Oak - 3755 Bartlett Court, Burnaby V3J 7G7, NWS475 - Located in the Sullivan Heights area of Burnaby North. Walking distance to Safeway, banks, coffee shops, pubs and

stores. Restaurants nearby include Anducci's Italian Kitchen, The Golden Boot Cafe, Go Go Pizza and Pasta House, Sashimi Sushi and Okoman Restaurant. Two minutes walk to Skytrain and Lougheed Mall with various retail shops and specialty services. Highway 1 provides quick access to North Vancouver, Whistler, and Canada Provinces.

Timberlea - The Oak is one of three towers consisting of 341 suites on 25 levels, built in 1976. The Oak's 141 suites feature open concept floorplans, large windows, cosy fireplace, spacious bedrooms, kitchens with granite countertops, and large balconies. Maintenance fees include caretaker, electricity, garbage pickup, gardening, heat, hot water, management and recreation facilities.

Complex offers indoor pool, swirlpool, sauna, exercise room, games room, underground parking and storage locker. The building itself has new plumbing, new boilers, new elevators, new laundry machines (2011).

Prime location, well maintained complex, an abundance of amenities - live at The Oak!

Amenities & Features

- | | |
|---------------------|---------------------|
| ✓ Exercise Centre | ✓ Pool; Indoor |
| ✓ Recreation Center | ✓ Sauna/steam Room |
| ✓ Shared Laundry | ✓ Swirlpool/hot Tub |

Maintenance Fees Include

- | | |
|------------------|-----------------------|
| ✓ Caretaker | ✓ Electricity |
| ✓ Garbage Pickup | ✓ Gardening |
| ✓ Heat | ✓ Hot Water |
| ✓ Management | ✓ Recreation Facility |

Location



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RE/MAX Crest Realty · BC Condos & Homes Team

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Book a Viewing
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