

BUILDING BROCHURE

# DECORUS

5588 Patterson Ave. · Burnaby, BC V5H 2M5 · Central Park BS



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**1** FOR SALE  
FROM \$899,000

**2** SOLD · 12 MO  
\$498,000-\$870,000

  
12-MO SOLD TREND  
6.5

# Unit Mix

|                                                                |                                                                   |                                                                  |
|----------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|
| <b>1 Bedroom</b><br>11 units<br>603 – 633 sf<br>from \$467,500 | <b>2 Bedroom</b><br>5 units<br>1,114 – 1,138 sf<br>from \$790,000 | <b>3 Bedroom</b><br>1 unit<br>1,138 – 1,138 sf<br>from \$785,000 |
|----------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------------------|

# For Sale in Decorus & Complex

1 currently active

| ASKING    | BEDS / BATHS | SIZE    | \$/SF | UNIT / ADDRESS            |
|-----------|--------------|---------|-------|---------------------------|
| \$899,000 | 2 / 3        | 1138 sf | \$790 | 211 5588 PATTERSON AVENUE |

# Recently Sold in this Building

| SOLD PRICE | BEDS    | SIZE    | \$/SF | DATE       |
|------------|---------|---------|-------|------------|
| \$498,000  | 1 / 1ba | 629 sf  | \$792 | 2026-05-29 |
| \$870,000  | 2 / 3ba | 1130 sf | \$770 | 2026-04-20 |
| \$565,000  | 1 / 1ba | 633 sf  | \$893 | 2024-09-07 |
| \$568,000  | 1 / 1ba | 611 sf  | \$930 | 2024-06-06 |

# Value & Financing

|                                                                                                                                                                    |                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Price Positioning</b><br><br><b>\$790</b> /sq ft<br><br>Active listings here average \$790/sf vs \$914/sf across Central Park BS.<br><br>14% below area average | <b>Mortgage Snapshot</b><br><br><b>\$4,306</b> /mo<br><br>Entry price (from) \$899,000<br>20% down payment \$179,800<br>Rate / amortization 5.24% · 25 yr<br><br><i>Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.</i> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                  |                                         |                               |                                           |
|--------------------------------------------------|-----------------------------------------|-------------------------------|-------------------------------------------|
| <b>YEAR BUILT</b><br>2009                        | <b>LEVELS</b><br>3                      | <b>SUITES</b><br>48           | <b>CONSTRUCTION</b><br>Frame - Wood       |
| <b>EXTERIOR</b><br>Mixed                         | <b>TITLE TO LAND</b><br>Freehold Strata | <b>STRATA PLAN</b><br>BCS3355 | <b>DEVELOPER</b><br>Patterson Development |
| <b>MANAGEMENT</b><br>Siegle Properties B.c. Ltd. |                                         |                               |                                           |

## Overview

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Decorus - 5588 Patterson Avenue, Burnaby, BC V5H 0A7, BCS3355. Located on Patterson Avenue and Sardis Street in the popular Central Park BS subarea of Burnaby South - a vibrant urban community filled with local amenities, entertainment venues, recreational facilities, schools, shopping and restaurants within a short distance. Decorus is also close to theatres, local golf courses, libraries and numerous parks for outdoor enjoyment. The notable landmarks around Decorus include Pitch and Putt Golf Course and South Burnaby Lawn Bowling Club, Michael J Fox Theatre, SilverCity Metropolis Cinemas, Metropolis at Metrotown and Burnaby Central Park. Direct access to the Kingsway and other major routes allows for an easy commute to surrounding destinations including Vancouver, Richmond and New Westminster. Decorus is close to Inman Elementary, Chaffey-Burke Elementary and Moscrop Secondary Schools, Seeds Family Daycare, Old Orchard Shopping Centre, George McLean Park and a wide variety of restaurants including Minoas Greek Taverna, Eternity Club, Pizza Hut, Curry King Cafe, Ramies Greek, Nando's and many others. Decorus is a three level townhome complex built in 2009 by Patterson Development that consists of 48 units featuring open, contemporary 9 foot ceiling living spaces, in-suite laundry, electric fireplace, french door leading to ground level patio, fire suppression sprinkler system, Yaletown inspired row house architecture, Ledgestone facades with front doors on the street or courtyard. Complex also offers intimate courtyard with paver pathways, durable Hardiplank fiber-cement siding, gated entryways with ornamental lights, rich landscaping features with watering sprinkler system, secure underground parkade and long life metal roofing system. Maintenance fees include garbage pickup, gardening and management. Convenient location, onsite amenities.

## Amenities & Features

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✓ In Suite Laundry

## Maintenance Fees Include

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✓ Garbage Pickup

✓ Gardening

✓ Management

## Location



**Les Twarog**

RE/MAX Crest Realty · BC Condos & Homes Team

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