



**MELISSA WU**  
& ASSOCIATES REAL ESTATE SERVICES  
PERSONAL REAL ESTATE CORPORATION

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MELISSA@MELISSAWU.COM



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& ASSOCIATES REAL ESTATE SERVICES  
PERSONAL REAL ESTATE CORPORATION

**BURNABY**  
BRITISH COLUMBIA

**REAL ESTATE SERVICE TO GET TOP DOLLARS FOR YOUR PROPERTY**

## HERE ARE SOME OF OUR ACTIVE LISTINGS



3749 PORTLAND STREET, BURNABY  
7 BED | 7 BATH | 8,400 SQ.FT.



108 N GLYNDE AVENUE, BURNABY  
5 BED | 5 BATH | 4,005 SQ.FT.



825 W 46TH AVENUE, VANCOUVER WEST  
4 BED | 3 BATH | 7,430 SQ.FT.



2545 W 15TH AVENUE, VANCOUVER WEST  
5 BED | 5 BATH | 6,250 SQ.FT.



5995 DUNBAR STREET, VANCOUVER WEST  
6 BED | 4 BATH | 6,482 SQ.FT.



4517 W 16TH AVENUE, VANCOUVER WEST  
2 BED | 1 BATH | 4,026 SQ.FT.

**EXCEPTIONAL SERVICE AND  
SELL YOUR PROPERTY FOR TOP DOLLAR.**

**CALL FOR A FREE HOME EVALUATION 免費估價**

THINKING OF SELLING PROPERTY? GET TOP DOLLAR. CALL

**604.783.8272**



PROFESSIONAL  
PHOTOGRAPHERS



PROFESSIONAL  
VIDEO TOUR IN HD



FULL COLOR  
LISTING BROCHURE WITH  
PROPERTY DETAILS



PUBLIC OPEN HOUSE  
AT YOUR DISCRETION



ENSURE EXPOSURE THROUGH



NEGOTIATION SKILLS IN



VANCOUVER OFFICE: 202-5704 BALSAM ST, VANCOUVER, BC V6M 4B9  
RICHMOND OFFICE: 135-6020 BLUNDELL RD, RICHMOND, BC V7C 1H8

Follow us on: [f melissawuprec](#) [i melissawuprec](#) [v melissawuprec](#) [w melissawurealty](#)

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Melissa has been involved in marketing townhouses, condominium and presale projects since 1996. From 2003, her focus has been primarily on selling residential detached homes in Greater Vancouver. Melissa has experience with over 1,000 real estate transactions and she has received numerous real estate sales awards. Melissa has a strong sales record, and she is a Member of the GVRB President's Club ~ Top 1% of all Vancouver Realtors on the GVRB (Greater Vancouver Real Estate Board). This means that she sells more houses than 99% of (approx.) 12,000 real estate agents on the Real Estate Board.

**TOP 1% OF ALL  
VANCOUVER  
REALTORS®**



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EMAIL US AT **MELISSA@MELISSAWU.COM**



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**7989 GOVERNMENT ROAD**  
 4 BEDS | 5 BATHS | LOT 30,300 SQ. FT.

**SOLD**

THIS IS A SPECTACULAR, RARE, ONE OF A KIND 30,300SQFT LOT ESTATE IN A PRESTIGE NEIGHBOURHOOD. THIS HIDDEN GEM IS WALKING DISTANCE TO CELEBRITY NEIGHBOURHOOD SCHOOL, PARKS, TRANSIT & COSTCO JUST DOWN THE STREET. THE MAIN FLOOR IS SPACIOUS & FEATURES HIGH CEILING LIVING ROOM, DINING ROOM, OPEN GOURMET KITCHEN, EATING NOOK, FAMILY ROOM, LARGE MASTER ROOM W WALK-IN CLOSET, 5 PIECE MASTER SPA WITH LARGE BATH IN SHOWER, GUEST POWDER ROOMS. UPPER LEVEL FEATURES 2 BEDROOMS, LOFT AREA & BATHROOM. LOWER LEVEL HAS 1 LARGE BEDROOM, WALKIN & A LARGE MULTIPURPOSE RECREATIONAL ROOM WITH SEPARATE ENTRANCE. BACK YARD IS A RELAXING OASIS WITH LARGE POOL FOR PARTIES & FAMILY FUN. SCHOOL CATCHMENTS: SEAFORTH ELEMENTARY, ARMSTRONG ELEMENTARY, BURNABY MOUNTAIN SECONDARY, CARIBOO HILL SECONDARY.



**5488 EWART STREET**  
 5 BEDS | 7 BATHS | LOT 4,736 SQ. FT.

**SOLD**

A MAGNIFICENT LUXURY HOME ON A LARGE 8118 SQFT LOT WITH VIEW. COME AND SEE THE BEST HOME IN THE AREA. IDEAL FOR A GROWING FAMILY TO ENJOY THE SOUTHERN BREATH-TAKING VIEW. THE BACK OF THE HOUSE HAS AN INCREDIBLE OUTDOOR COVERED DECK SPACE WITH A TV & A BBQ. LOWER LEVEL HAS A LARGE ENTERTAINING PATIO, PERFECT FOR LARGE GATHERINGS & ENTERTAINING. THE MAIN FLOOR HAS A WARM & BRIGHT ENTRY, A BEAUTIFUL KITCHEN EQUIPT WITH PROFESSIONAL APPLIANCES AND A FAMILY ROOM WHICH HAS A DOUBLE HIGH CEILING. PLUS MANY MORE FEATURES.



**8243 GOVERNMENT ROAD**  
 6 BEDS | 6 BATHS | LOT 9,940 SQ. FT.

**SOLD**

BRAND NEW ULTRA LUXURY HOME IN BEAUTIFUL NEIGHBOURHOOD ON HUGE 9940SQFT LOT. HOUSE IS 3 LVLS VERY SPACIOUS WITH HIGHEND FINISH & LUXURY DESIGN THROUGHOUT. UPON ENTERING A GRAND FOYER, THE MAIN FLOOR FEATURES SPACIOUS LIVING ROOM, DINING ROOM, DEN, GREAT ROOM, EATING AREA, CHEF'S KITCHEN WITH HIGHEND STAINLESS STEEL APPLIANCES & GRANITE COUNTERTOP, WOK KITCHEN, PANTRY, MUDROOM, LAUNDRY & POWDER ROOM. UPPER LEVEL FEATURES DELUXE MASTER BEDROOM WITH WALK IN CLOSET & SPA-LIKE 5 PIECE ENSUITE, 3 LARGE BEDROOMS & 2 ENSUITES. BASEMENT FEATURES WINE CELLAR, BAR AREA, HUGE RECREATION ROOM, 1 GUESTROOM & BATHROOM. BASEMENT ALSO HAS A 1 BEDROOM SUITE EQUIPPED WITH LIVING ROOM AND KITCHEN. SCHOOL CATCHMENTS: SEAFORTH ELEMENTARY, ARMSTRONG ELEMENTARY, BURNABY MOUNTAIN SECONDARY, CARIBOO HILL SECONDARY



**3838 WINLAKE CRESCENT**  
 7 BEDS | 7 BATHS | LOT 10,360 SQ. FT.

**SOLD**

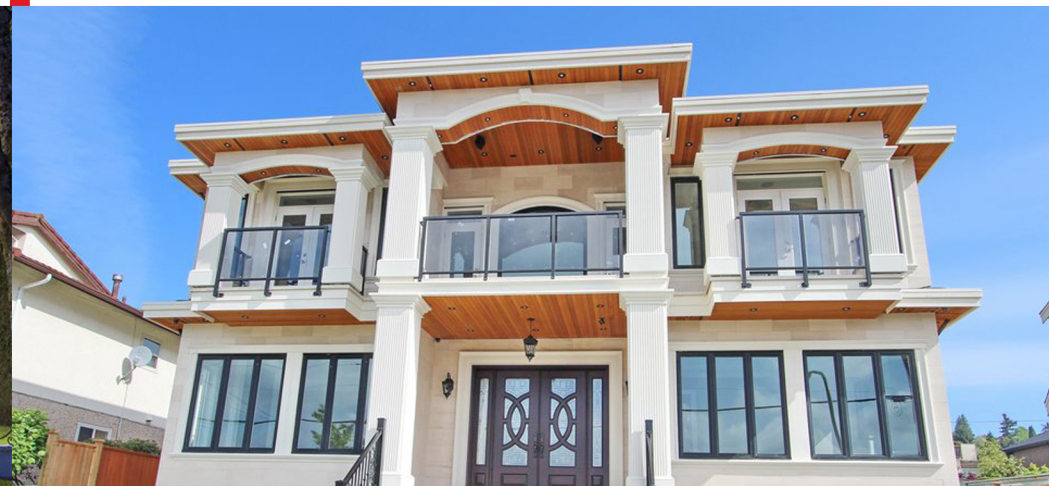
HOUSE OF LIGHT! ELEGANT & REFINED LUXURY CUSTOM DESIGNED HOME IN BURNABY'S PRESTIGIOUS GOVERNMENT ROAD NEIGHBORHOOD! DESIRED 10360 SF CORNER LOT, PRIVATE QUIET CUL-DE-SAC IN PRIME LOCATION. 6032 SF ON 3 LEVELS, METICULOUS CRAFTSMANSHIP, 2 MASTER SUITES, 20' HIGH FOYER, 12' CEILINGS ON THE MAIN, VAULTED CEILINGS ON TOP FLOOR. EXQUISITE MARBLE & GRANITE COUNTER & VANITIES, ITALIAN TILE & HARDWOOD FLOORS, HIGH END FIXTURES. KITCHEN IS A CHEF'S DREAM! THERMADOR APPLIANCES, LUXURY CRYSTAL LIGHT FIXTURES, EXTENSIVE CROWN MOULDING, COFFERED CEILINGS, WAINSCOTTING & PANELING. HOT AIR SAUNA, JACUZZI TUB, STEAM SHOWER, SECURITY CAMERAS, OFFICE WITH SEPARATE ENTRY, 3-CAR GARAGE, WET BAR & MUCH MORE! A MUST SEE FOR THOSE DESIRING THE "BEST"!!





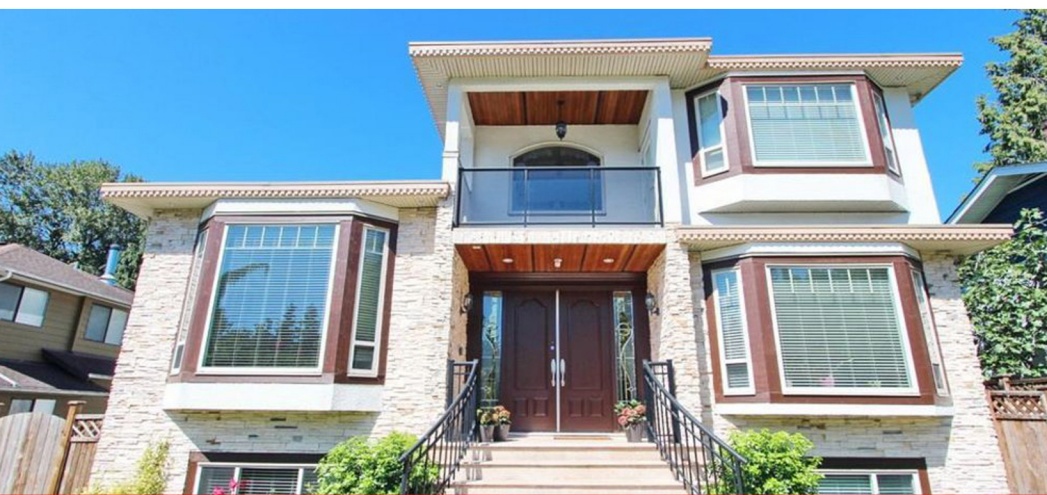
**8233 GOVERNMENT ROAD**  
 7 BEDS | 7 BATHS | LOT 10,500 SQ. FT. **SOLD**

**EUROPEAN PALACE, ELEGANCE, NEW HOME COMFORT & LUXURY FOR ROYALTY!** SPECTACULAR HOME CREATED & HAND CRAFTED BY JENIA DESIGN & FINISHING, IN DESIRED GOVERNMENT ROAD. CUSTOM ARTISAN DETAILS INCLUDE: 14 FT HIGH BOOK MATCHED WHITE OAK DOORS, WHIT EOAK FLOORS, CUSTOM HIGH END LUSH CARPETS, CUSTOM ORDER SILK WALL COVERS, ARTISAN WALL FINISHING, TAMPORED PORCELAIN TILES, THERMADOR APPLIANCES. ARCHITECTURAL DETAILS: IMPRESSIVE 20 FT HIGH CATHEDRAL ENTRY, 3 FLR DUMBWAITER, WINE CELLAR, COFFERED CEILING W/ BAROQUE INSPIRED, ARTISAN PAINTED ELEMENTS, 24 CARAT GOLD LEAF ACCENTS, HAND CRAFTED PILLARS, ARCHES, PILASTERS, "GRAND FOYER" W/ INLAID MARBLE FLOORING. GREAT HALL INSPIRED LVRM W/ 20 FT FLOOR TO CEILING WINDOWS, IMPRESSIVE STONE F/P MANTLE.



**5031 UNION STREET**  
 7 BEDS | 8 BATHS | LOT 8,052 SQ. FT. **SOLD**

**CAPITOL HILL LUXURY HOME W/ VIEW!** THIS CUSTOM BUILT GORGEOUS BRAND NEW HOME IS CENTRALLY LOCATED ON A HIGH SIDE FACING SOUTH VIEW & FEW STEPS TO SHOPPING & RESTAURANTS. OWNER SPENT APPROX \$100,000 TO MAKE A SMART HOME: OVER 600 LED LIGHTS THAT CAN BE CONTROLLED FROM SMART PHONE, BUILT IN MUSIC SYSTEMS IN ALL 4 ENSUITE BDRM UPSTAIRS, HOME THEATRE AND LIVING RM; AIR CON, 2 GAS FIREPLACES, HIGH END APPL'S LIKE SUBZERO, 8 BATHS, HD DIGITAL SURVEILLANCE, 2 BDRMS LEGAL IN-LAW SUITE, WOLF GAS RANGE & COOKTOP, SPRINKLER SYSTEM OUTSIDE FOR GARDEN & GRASS, GOURMET KITCHEN W/SPICE KITCHEN & MUCH MORE. BSMT HAS HUGE THEATRE RM & POTENTIAL 1BDRM SUITE FOR MORTGAGE HELPERS! YOU NEED TO COME BY & BE AMAZED W/THIS COZY HOUSE!



**8131 JOFFRE AVENUE**  
 9 BEDS | 7 BATHS | LOT 8,400 SQ. FT. **SOLD**

**BEAUTIFUL CUSTOM-BUILT DELUXE 9 BDRM + DEN, 7 BATHS. LARGE LUXURY HOME IN QUIET SURROUNDING AT SUNCREST.** ON HIGH SIDE OF STREET WITH VIEW OF RICHMOND, SPACIOUS 3 LEVEL, OPEN & FUNCTIONAL LAYOUT, ALL TOP QUALITY AND CRAFTSMANSHIP EVERYWHERE, DOUBLE-HEIGHT ENTRY, MAPLE KITCHEN, WOK KITCHEN, TOP OF THE LINE STAINLESS STEEL APPLIANCE, GRANITE COUNTER, RADIANT FLOORS WITH HEAT PUMP, A/C, HRV, SOUND-PROOF THEATER ROOM/MEDIA ROOM, HIGH CEILING, 2 VIEW BALCONIES OFF UPPER BEDROOMS AND COVERED DECK + PATIO, PERFECT FOR ENTERTAINING, BBQ AND PARTIES! BSMT: 2/3 BDRM SEP. ENTRY! SCHOOL CATCHMENT: SUNCREST ELEMENTARY, BURNABY SOUTH SECONDARY. IDEAL FOR A LARGE FAMILY EASY ACCESS TO METRO TOWN, VANCOUVER, RICHMOND.



**5325 RUGBY AVE**  
 6 BEDS | 5 BATHS | LOT 9,654 SQ. FT. **SOLD**

**PRESTIGIOUS BUCKINGHAM MANSION ON HUGE LOT OF OVER 9600 SF ON HIGH SIDE OF STREET.** BEAUTIFULLY RENOVATED 3 LEVEL HOME OVER 5700 SF OF LUXURY LIVING SPACE, 4 BEDROOM UP, 1 BEDROOM ON MAIN, 4 BEDROOMS ON BASEMENT W/SEPARATE ENTRANCE & OWN LAUNDRY, FEATURING HOME THEATRE, GAMES ROOM WITH POOL TABLE, GRANITE FLOOR THRU OUT, HARDWOOD ON STAIRS, UPPER LEVEL & BEDROOMS. FORMAL LIVING ROOM WITH GAS F/P PLUS DINING ROOM FOR ENTERTAINING WITH BEAUTIFUL CHANDELIER WITH DOUBLE DOOR TO DECK. GOOD SIZE KITCHEN WITH HUGE EATING AREA WITH DOOR TO BACKYARD & LARGE FAMILY ROOM WITH GAS FIREPLACE. 2 STAIRCASES TO UPPER LEVEL & BALCONY.





## 5307 CARSON STREET

5 BEDS | 8 BATHS | LOT 8,833 SQ. FT.

**SOLD**

GORGEOUS BRAND NEW HOME LOCATED IN PRIME AREA OF SOUTH BURNABY. HIGH SIDE FACING SOUTH WITH PANORAMIC VIEW. EVERYTHING IN THE HOUSE IS CUSTOM BUILT FOR A LUXURIOUS LIVING THAT HAS 7 BEDROOMS, 6 BATHS, LARGE MASTER BEDROOM WITH 6 PCE ENSUITE



*"Thank you Melissa for selling my house as you promised. I know you spend a lot of time and efforts and got us a very good offer."*

*You worked so hard for me, I will definitely list and sell the next house with you. I promise."*

-Seller Mr. Lam

ADDRESS: 2 N STRATFORD AVE. AREA: NORTH BURNABY



## 6780 STANLEY STREET

6 BEDS | 6 BATHS | LOT 6,804 SQ. FT.

**SOLD**

LUXURY BEAUTY WITH MOUNTAIN VIEW IN UPPER DEER LAKE. GORGEOUS PROPERTY ON A WIDE STREET, CORNER LOT & ON THE HIGH SIDE, WITH MOUNTAIN VIEW, COME SEE THIS BEAUTIFUL DELUXE HOME, OWNER'S BRIDE IN BUILDING, EXTENSIVE MILL WORK, SPECIAL CEILING & HIGH END PLUMBING FIXTURES, BUILT BY OWNER, EXCELLENT LAY OUT, HIGH CEILINGS, SURROUND SOUND SYSTEM (IN & OUT) ALL 3 FLRS, SECURITY CAMERAS, A/C, HIGH END APPLIANCES PLUS LARGE HOT KITCHEN & WALK IN PANTRY. BASEMENT GREAT THEATRE/BAR. 1 BD RM MORTGAGE HELPER PLUS MUCH MORE. TREAT YOUR FAMILY TO THE BEST LUXURY HOME IN CONVENIENT UPPER DEER LAKE



*"As promised, this is my listing for you to thank you for all your hard work in selling the first house for me. My previous agent could not sell it for over a year. Melissa, thank you again, and I will bring you more papaya."*

-Seller Mr. Lam

ADDRESS: 8 N STRATFORD AVE. AREA: NORTH BURNABY





“Melissa, our previous agent could not sell our home in the span of 6 months.  
*Thank you for bringing a lovely family to buy our home.*  
 We have built many houses in Whistler, and we look forward to building more houses in Vancouver and *more future businesses with you.*”  
-Seller Sunny, Gurinder, and Rick

**ADDRESS: 99 CANBERRA AVE . AREA: NORTH BURNABY**
**SOLD**



*“Thank you Melissa for selling our home for record high price.  
 Thank you for buying us a new lot.*  
 We just finished building our new home in the neighbourhood and look forward to have you sell it again and buy another lot.”  
-Seller Amie and Piper

**ADDRESS: 5307 CARSON ST . AREA: BURNABY NORTH**
**SOLD**



*“Thank you again for selling the home that we built.”*  
-Seller Sunny, Gurinder and Rick

**ADDRESS: 5031 UNION ST . AREA: NORTH BURNABY**
**SOLD**



“Thank you Melissa for listing and selling our home in Burnaby.  
*Our previous agent had it listed on the market for 2 years and couldn't sell it.*  
 Thank you for helping us move back to Vancouver Westside,  
 where my kids are going to school  
 which helps them save a lot of time commuting back and forth.”  
-Seller Max Wong

**ADDRESS: 7865 ELWELL ST . AREA: BURNABY LAKE**
**SOLD**



