



Presented by:
P.A. 'Doc' Livingston PREC*

Sutton Grp-West Coast Realty

www.homesellersbc.com
doc@homehuntersbc.com



Active R2183424 Board: V Apartment/Condo	1705 3755 BARTLETT COURT Burnaby North Sullivan Heights V3J 7G7	Residential Attached \$285,000 (LP) (SP)
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Sold Date:	Frontage (feet):	Original Price: \$285,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1978
Depth / Size (ft.):	Bedrooms: 1	Age: 39
Lot Area (sq.ft.): 0.00	Bathrooms: 1	Zoning: CD
Flood Plain: No	Full Baths: 1	Gross Taxes: \$1,353.96
Approval Req?: No	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$317.00	Tax Inc. Utilities?: No
If new, GST/HST inc?: No		P.I.D.: 001-392-221
Mgmt. Co's Name: Colyvan Pacific		Tour:
Mgmt. Co's Phone: 604-599-1650		
View: Yes: SE & SW - Deer Lake		
Complex / Subdiv: Timberlea "The Oak" - Tower B		
Services Connected: Electricity, Sanitary Sewer, Storm Sewer, Water		

Style of Home: 1 Storey	Total Parking: 1	Covered Parking: 1	Parking Access: Side
Construction: Concrete	Parking: Add. Parking Avail., Garage; Underground		Locker: Y
Exterior: Concrete			Dist. to School Bus: 1 BLK
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit: 1 BLK	Total Units in Strata: 144
Rain Screen:	R.I. Plumbing: No	Units in Development: 144	
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 0	Property Disc.: No	
Fireplace Fuel:		Fixtures Leased: :	
Fuel/Heating: Baseboard, Hot Water		Fixtures Rmvd: :	
Outdoor Area: Balcony(s)		Floor Finish: Laminate, Tile	
Type of Roof: Tar & Gravel			

Maint Fee Inc:	Caretaker, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Snow removal
Legal:	STRATA LOT 89, NWS475, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM
Amenities:	Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Shared Laundry, Storage
Site Influences:	Central Location, Recreation Nearby, Shopping Nearby
Features:	Dishwasher, Drapes/Window Coverings, Intercom, Refrigerator, Smoke Alarm, Stove

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 15'5			x			x
Main	Dining Room	13'0 x 6'2			x			x
Main	Kitchen	9'11 x 7'7			x			x
Main	Master Bedroom	13' x 9'6			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 673	# of Rooms: 4	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	4	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: 2	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total): 673 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Not Allowed			5				Door Height:
Unfinished Floor: 0	Basement: None			6				
Grand Total: 673 sq. ft.				7				
				8				

Listing Broker(s): **Oakwyn Realty Ltd.**

Great value in the Timberlea building - this corner unit offers a wrap-around balcony with Southeast Mt. Baker and Southwest Deer Lake panoramic views. Very bright array of natural light into the living and dining area, laminate floor throughout, 4-piece bathroom, one underground parking & storage locker. Amenities include: gym, indoor pool, sauna, hot tub, recreation room, library, pool table, & hobby room. Just a 5-min walk to Lougheed Town Centre, Safeway, Walmart, Cameron Community Centre, Millenium & Lougheed skytrain - making this the perfect location with a walkscore of 84. Close to Keswick, Cameron and Stoney Creek Park. No rentals allowed. Call for a private showing! This is a Court Order Sale - sold as is, where is condition. OPEN HOUSE: SUN, JULY 9, 2:00 - 4:00 PM



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Active R2162898 Board: V Apartment/Condo	1903 4505 HAZEL STREET Burnaby South Forest Glen BS V5H 4T1	Residential Attached \$300,000 (LP) (SP)
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Sold Date:	Frontage (feet):	Original Price: \$300,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1998
Depth / Size (ft.):	Bedrooms: 2	Age: 19
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: MF
Flood Plain: No	Full Baths: 2	Gross Taxes: \$2,477.47
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure:	Maint. Fee: \$339.55	Tax Inc. Utilities?: No
If new, GST/HST inc?:		P.I.D.: 023-989-289
Mgmt. Co's Name: STRATACO		Tour:
Mgmt. Co's Phone:		
View: Yes: DEER LAKE AND MOUNTAINS		
Complex / Subdiv:		
Services Connected: Electricity		

Style of Home: 1 Storey	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage; Underground		
Exterior: Mixed			Locker:
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Renovations:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Water Supply: City/Municipal	# of Fireplaces: 1	Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Electric		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish:	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Gardening, Management**
Legal: **PL LMS3051 LT 80 DL 153 LD 36**

Amenities: **In Suite Laundry**

Site Influences:
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	14' x 11'			x			x
Main	Dining Room	12' x 10'			x			x
Main	Kitchen	8' x 8'			x			x
Main	Nook	8' x 6'			x			x
Main	Bedroom	10' x 10'			x			x
Main	Master Bedroom	14' x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,039	# of Rooms: 6	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	3	Yes	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Main	3	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): 1,039 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Not Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,039 sq. ft.	Basement: None			6				
				7				
				8				

Listing Broker(s): **Park Georgia Realty Ltd.**

Court order sale, This sale is for the WIFES INTEREST ONLY. .the listing price is for half ONLY. Two bedrooms, 2 baths and great view call today.