



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

Blue West Realty
Phone: 604-787-7028
<http://www.homehuntersbc.com>
doc@homehuntersbc.com



Active
R2716309

Board: V
Apartment/Condo

1206 3980 CARRIGAN COURT

Burnaby North
Government Road
V3N 4S6

Residential Attached

\$499,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$515,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1985
Frontage(feet):	Bathrooms: 2	Age: 38
Frontage(metres):	Full Baths: 1	Zoning: MF
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,456.92
Sq. Footage: 0.00		For Tax Year: 2021
Flood Plain:	P.I.D.: 002-028-662	Tax Inc. Utilities?: No
View: Yes : City and Mountain View		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Inside Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **1986**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 146, PLAN NWS2301, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 38130/10000000 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Swimming Pool Equip.**

Finished Floor (Main): 888	Units in Development: 239	Tot Units in Strata: 239	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 25	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$419.54	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 888 sq. ft.			
Unfinished Floor: 0			
Grand Total: 888 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		
Suite: Legal Suite	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No Air B&B		
Floor	Type	Dimensions	Bath
Main	Living Room	12' x 13'	1
Main	Kitchen	7' x 6'	2
Main	Dining Room	9' x 7'	3
Main	Primary Bedroom	14' x 12'	4
Main	Bedroom	12' x 9'	5
			6
			7
			8

Listing Broker(s): **RE/MAX City Realty**

Discovery Place, a concrete high-rise built by Bosa! Featuring a North East facing Corner unit spacious 2 bed 1.5 bath with views! Building upgrades include: repiping (2002), tower roof (2006), elevators (2012), townhouse roofs (2015) & new windows/sliding doors approved! Rentals and cats allowed but sorry no dogs. Strata fee includes hot water and amenities like an indoor pool, hot tub, squash courts, & an exercise centre. One Parking and One Locker. Excellent facilities including swimming pool, sauna, hot tub, gym, etc. This home is centrally located around the corner from Lougheed Skytrain, Town Centre, and SFU with easy access to Highway 1. Rentals are allowed.



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Active
R2721611
 Board: V
 Apartment/Condo

403 5652 PATTERSON AVENUE
 Burnaby South
 Central Park BS
 V5H 4C8

Residential Attached
\$499,000 (LP)
 (SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$549,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 1	Age: 42
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,389.28
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 001-371-100	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv: Central Park Place		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Legal: **STRATA LOT 309, PLAN NWS429, DISTRICT LOT 34, 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 1**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor, Tennis Court(s)**

Site Influences:
 Features:

Finished Floor (Main): **915**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **915 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **915 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1** # of Levels: **1**
 # of Rooms: **5**

Units in Development: **408**
 Exposure:
 Mgmt. Co's Name: **Pacific Quorum**
 Maint Fee: **\$380.91**
 Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata:
 Storeys in Building: **22** Locker:
 Mgmt. Co's #: **604-685-3828**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, Rentals Not Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6 x 12'7			x	1	Main	3	No
Main	Dining Room	9'1 x 8'3			x	2			
Main	Kitchen	8'0 x 8'0			x	3			
Main	Primary Bedroom	13'3 x 10'8			x	4			
Main	Bedroom	12'11 x 8'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Court Order Sale, Central Park Place, Concrete High Rise, close to Skytrain Station & Metro Town. The building offers, outdoor pool, exercise Centre, tennis court & suite is east facing. Suite is well maintained, laminate floors throughout, updated kitchen cabinets and counter tops. Insuite laundry, 2 bedrooms, master bedroom with cheater ensuite. NEXT SHOWING AT OPEN HOUSE JANUARY 7 FROM 1 TO 3



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Active
R2743577

Board: V
Apartment/Condo

1701 3755 BARTLETT COURT

Burnaby North
Sullivan Heights
V3J 7G7

Residential Attached

\$549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$549,000
Meas. Type: Feet	Bedrooms: 2	Approx. Year Built: 1978
Frontage(feet): 0.00	Bathrooms: 2	Age: 45
Frontage(metres): 0.00	Full Baths: 1	Zoning: STRATA
Depth / Size (ft.):	Half Baths: 1	Gross Taxes: \$1,303.20
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 001-392-085	Tax Inc. Utilities?: No
View: Yes : Mountain and city		Tour:
Complex / Subdiv:		
First Nation:		
Services Connctd: Community, Electricity, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Upper Unit**
Construction: **Concrete**
Exterior: **Brick, Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **R.I. Fireplaces:**
Fireplace Fuel:
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **close** Dist. to School Bus: **close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 85, PLAN 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 1**

Amenities: **Bike Room, Elevator, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location, Private Setting**

Features: **Dishwasher, Garage Door Opener, Refrigerator, Stove**

Finished Floor (Main): 930	Units in Development: 144	Tot Units in Strata: 144	Locker: Yes
Finished Floor (Above): 0	Exposure: North	Storeys in Building:	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: ASSOCIA BC INC	Mgmt. Co's #:	
Finished Floor (Below): 0	Maint Fee: \$546.35	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Electricity, Garbage Pickup, Gardening, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal		
Finished Floor (Total): 930 sq. ft.			
Unfinished Floor: 0			
Grand Total: 930 sq. ft.	Bylaws Restrictions: Pets Allowed w/Rest., Rentals Allowed		
Suite: None	Restricted Age:	# of Pets: 1	Cats: Yes Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details:		
# of Levels: 1			
# of Rooms: 5			

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Primary Bedroom	15' x 10'	1	Main	2	Yes
Main	Bedroom	11' x 10'	2	Main	3	No
Main	Living Room	17' x 11'	3			
Main	Dining Room	13' x 18'	4			
Main	Kitchen	10' x 6'	5			
			6			
			7			
			8			

Listing Broker(s): **Royal Pacific Realty Corp.**

Investor and first-time home buyer ALARM! This absolutely a spacious 928 sq/ft 2 bedroom & 2 Bath! Gas, heat, water, electricity and rec facilities are all included in maintains fee! Large windows naturally allow for bright and cheery ambiance. Two large covered balconies are perfect for lounging, entertaining and enjoying unobstructed panoramic views! Endless amenities in the recreation area, indoor pool, hot tub, sauna, games room, pool table, and reading room. Very quiet and serene. Building is well suited in established area steps to Shopping, Community Centre, SkyTrain and schools.



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Active
R2726338

Board: V
Apartment/Condo

807 6538 NELSON AVENUE

Burnaby South
Metrotown
V5H 3J8

Residential Attached

\$748,000 (LP)
(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$849,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2017
Frontage(feet):	Bathrooms: 2	Age: 6
Frontage(metres):	Full Baths: 2	Zoning: RM55
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$2,192.72
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 030-158-729	Tax Inc. Utilities?:
View: Yes : Mountains and City		Tour: Virtual Tour URL
Complex / Subdiv: MET 2		
First Nation		
Services Connctd: Electricity, Natural Gas, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Legal: **STRATA LOT 51, PLAN EPS4147, DISTRICT LOT 152, 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 V**

Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): **779**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **779 sq. ft.**
Unfinished Floor: **0**
Grand Total: **779 sq. ft.**

Suite:
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **0** # of Rooms: **4**

Units in Development: **312**
Exposure:
Mgmt. Co's Name: **Rancho Management**
Maint Fee: **\$449.66**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Tot Units in Strata: **312** Locker:
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:
Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:

or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12' x 12'			x	1	Main	4	Yes
Main	Dining Room	10' x 8'			x	2	Main	3	No
Main	Primary Bedroom	10' x 10'			x	3			
Main	Bedroom	10' x 9'			x	4			
		x			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

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

Oakwyn Realty Ltd.

Court Order Sale, Foreclosure. Met 2 by award-winning Concord Pacific is centrally located steps away from the heart of Metrotown. This Corner, 2 Bed, 2 Bath unit features a spacious Chef's Kitchen with Integrated Miele appliances, Gas cooktop, Quartz countertop & Marble tiling throughout. Additionally, the Spa like floor to ceiling tiled Bathrooms & Custom Closets throughout, make this truly a complete package. The complex offers ample resort-style amenities such as an Indoor Swimming pool, Bowling Alley, Lounge, Yoga & Fitness studio, Concierge & much more. OPEN HOUSE: JAN 5TH: 5:30PM-7:30PM & JAN 7TH: 2:00PM - 4:00PM



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Active
R2736714

Board: V
Townhouse

7370 CORONADO DRIVE

Burnaby North
Montecito
V5A 1R1

Residential Attached

\$799,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$830,000
Meas. Type:	Bedrooms: 3	Approx. Year Built: 1973
Frontage(feet):	Bathrooms: 4	Age: 50
Frontage(metres):	Full Baths: 2	Zoning: CD-RM1
Depth / Size (ft.):	Half Baths: 2	Gross Taxes: \$2,209.62
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain:	P.I.D.: 000-457-833	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv:		
First Nation		
Services Connctd: Electricity, Natural Gas, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Stucco, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Electric**
Outdoor Area: **Balcony(s), Patio(s)**
Type of Roof: **Asphalt**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Carport; Single**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **No**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 60, PLAN NWS86, DISTRICT LOT 136, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 10/680 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Club House**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby**
Features: **Dishwasher, Drapes/Window Coverings, Refrigerator, Stove**

Finished Floor (Main): **586**
Finished Floor (Above): **626**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **434**
Finished Floor (Total): **1,646 sq. ft.**
Unfinished Floor: **150**
Grand Total: **1,796 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **DAVIN MANAGEMENT**
Maint Fee: **\$465.00**
Maint Fee Includes: **Garbage Pickup, Gardening, Management**

Tot Units in Strata:
Storeys in Building:
Mgmt. Co's #:
Council/Park Apprv?:

Locker:

Suite:
Basement: **Partly Finished**
Crawl/Bsmt. Ht: # of Levels: **3**
of Kitchens: **1** # of Rooms: **10**

Bylaws Restrictions: **Pets Allowed w/ Rest.**
Restricted Age:
or % of Rentals Allowed:
Short Term (<1yr) Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	10'5" x 17'	Bsmt	Laundry	14' x 11'	1	Main	2	No
Main	Dining Room	12' x 6'	Bsmt	Storage	7' x 5'5"	2	Above	2	Yes
Main	Kitchen	10' x 11'			x	3	Above	4	No
Above	Primary Bedroom	13' x 10'			x	4	Bsmt	3	No
Above	Bedroom	9' x 9'10"			x	5			
Above	Bedroom	10' x 9'8"			x	6			
Above	Walk-In Closet	5' x 7'			x	7			
Bsmt	Recreation Room	12' x 19'			x	8			

Listing Broker(s): **Macdonald Realty**

7370 Coronado Drive, located in the desirable Montecito neighbourhood in Burnaby North. 1796 sqft (taken from Strata Plan) 2 story with basement, end unit townhome. Three bedrooms upstairs with a good size recreational room and bathroom downstairs. Spacious, well laid out home ready for you and your family. Elementary, high school, and SFU University, Transit, Golf Course all close by. All measurements are approximate, if deemed important to buyer. Buyer or Buyer's agent to verify.