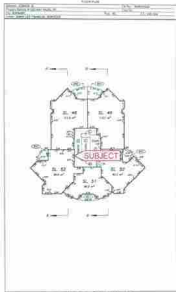




Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Burnaby South, Forest Glen BS Residential Attached  
**# 1203 4567 HAZEL ST, V5H 4V4** **Active**  
**MLS# V1058355**



List Price:	\$459,000	Previous Price:	
		Original Price:	\$459,000
Subdiv/Complex: MONARCH			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-334-898
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	15
Stories in Bldg:	12	Zoning:	STRATA
Flood Plain:		Bedrooms:	2
Meas. Type:	Feet	Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:		Half Baths:	0
View:	Y - NW	Taxes:	\$2,717 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	near	Dist to School/Bus:	near
Renovations:		Units in Development:	75	Total Units in Strata:	75
Flooring:	Mixed, Other	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Other	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	None				
Mngmt Co:	First Service Residential	Property Disclosure:	N - Forclosure		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
	Maint Fee: \$333.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Management

Legal: PL LMS3753 LT 52 DL 153 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 14'5						
Main F.	Dining	12' X 13'2						
Main F.	Kitchen	8' X 8'						
Main F.	Nook	6'7 X 7'5						
Main F.	Master Bedroom	11'16 X 18'8						
Main F.	Bedroom	9'11 X 11'11						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,028	Finished Levels:	1	1	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,028	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,028			8	

Listing Broker(s): (1) RE/MAX Real Estate Services, (2) Sutton Grp West Coast (VanCam)

FANTASTIC VIEW! Highly desired, features 2 bdrms + 2 baths. Steps to transit & Metrotown. Quick access to Burnaby's most popular city center. School Catchments: Chaffey-Burke Elementary & Moscrop Secondary.



Presented by:  
**Luis Ayala PREC\***  
 Sutton Group West Coast Realty  
 Phone: 604-551-4418 Cell: 604-551-4418  
 Email: [layala@sutton.com](mailto:layala@sutton.com)  
 Website: [www.luisayala.ca](http://www.luisayala.ca)



Burnaby South, Forest Glen BS Residential Attached  
**# 1901 4567 HAZEL ST, V5H 4V4** **Active**  
**MLS# V1058283**



List Price:	\$ 799,000	Previous Price:	
		Original Price:	\$ 799,000
Subdiv/Complex: MONARCH			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-335-126
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	STRATA
Stories in Bldg:	12	Taxes:	\$3,980 (2013)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:	Feet	Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:	Y - Mountain		

Style of Home:	Upper Unit, Penthouse	Total Parking:		Covered Parking:	2	
Construction:	Concrete	Parking Access:				
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground			
Exterior:	Mixed, Other					
Rain Screen:		R/I Plumbing:				
Type of Roof:	Asphalt	Dist to Public Trans:	near	Dist to School/Bus:	near	
Renovations:		Reno Year:	Units in Development:	75	Total Units in Strata:	75
Flooring:	Mixed		Locker:			
Water Supply:	City/Municipal		Possession:			
Heat/Fuel:	Other		Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:			Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)					
			Property Disclosure:	N - Foreclosure		
Mngmt Co:	First Service Residential		Bylaw Restrictions:	Pets Not Allowed, Pets Allowed w/Rest.		
Mngmt Ph:	604-683-8900	Maint Fee:	\$475.62			

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Gas, Snow removal

Legal: PL LMS3753 LT 75 DL 153 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Entrance Hall	9'7 X 5'3						
Main F.	Living Room	25'3 X 18'10						
Main F.	Kitchen	11'8 X 12'3						
Main F.	Den	9'6 X 12'						
Main F.	Master Bedroom	12'3 X 13'8						
Main F.	Bedroom	9'11 X 10'4						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,468	Finished Levels:	1	1	5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,468	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,468			8	

Listing Broker(s): (1) RE/MAX Real Estate Services, (2) Sutton Grp West Coast (VanCam)

PENTHOUSE - RARE! Private elevator, enclose garage, amazing views. 2 bdrms, den, 2 baths, 3,700 sq ft deck for relaxing and enjoying the view. Steps to transit & Metrotown. Quick access to Burnaby's most popular City Center. School Catchments: Chaffey-Burke Elementary & Moscrop Secondary.



Presented by:  
**Luis Ayala PREC\***  
Sutton Group West Coast Realty  
Phone: 604-551-4418 Cell: 604-551-4418  
Email: [layala@sutton.com](mailto:layala@sutton.com)  
Website: [www.luisayala.ca](http://www.luisayala.ca)



Burnaby North, Brentwood Park  
**# PH3 4888 BRENTWOOD DR, V5C 0C6**

**MLS# V1058047**

Residential Attached  
**Active**

List Price: \$531,000  
Previous Price:  
Original Price: \$531,000

Subdiv/Complex: FITZGERALD  
Frontage:  
Depth/Size:  
Lot SqFt: 0  
Exposure:  
Stories in Bldg: 29  
Flood Plain: No  
Meas. Type:  
Fixtures Lsd: N  
Fixt Removed: N  
View: Y - MOUNTAIN, CITY, INLET

Approx Yr Blt: 2008  
Age at List Date: 6  
Bedrooms: 2  
Bathrooms: 2  
Full Baths: 2  
Half Baths: 0

PID: 027-710-114  
Type: Apartment/Condo  
Zoning: STRATA  
Taxes: \$2,951 (2013)  
If New GST/HST Incl:  
Tax Incl Utils:  
Apprvl Req'd: No

Style of Home: Corner Unit, Penthouse  
Construction: Concrete  
Foundation: Concrete Perimeter  
Exterior: Brick, Concrete  
Rain Screen: Full  
Type of Roof: Torch-On  
Renovations:  
Flooring: Laminate, Tile, Wall/Wall/Mixed  
Water Supply: City/Municipal  
Heat/Fuel: Baseboard, Electric  
No. of Fireplaces: 1  
Fireplace Fuel: Electric  
Outdoor Area: Balcony(s)

R/I Plumbing:  
Reno Year:  
R/I Fireplaces:  
Mngmt Co: FIRST SERVICE  
Mngmt Ph: 604-689-8900  
Maint Fee: \$334.67

Total Parking: 1  
Parking Access: Side  
Parking Facilities: Garage; Underground  
Dist to Public Trans: 1 BLK  
Units in Development: 204  
Locker: Yes  
Possession:  
Title to Land: Freehold Strata  
Seller's Interest: Court Ordered Sale  
Mortgage Info: \$0  
Property Disclosure: N - SELLER NEVER LIVED IN UNIT  
Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Covered Parking: 1  
Dist to School/Bus: 2 BLKS  
Total Units in Strata: 373

Maint Charge Incl: Caretaker, Gardening, Hot Water, Management, Recreation Facility, Other

Legal: S.L. 371 DL 124 LD 36 STRATA PLAN BCS2711

Amenities: Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub, Elevator

Features Incl:

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 8'7						
Main F.	Living Room	14' X 11'9						
Main F.	Dining	11'9 X 9'						
Main F.	Master Bedroom	15' X 10'						
Main F.	Bedroom	13'4 X 9'5						
Main F.	Walk-In Closet	4'8 X 4'2						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,086	Finished Levels:	1	1	6 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,086	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,086			8	

Listing Broker(s): (1) RE/MAX All Points Realty Grp.

Sweeping 180 degree NW/NE views from 2 separate balconies. Spacious 2 bedroom, 2 full bath Penthouse unit with 9 foot ceilings, huge windows to enjoy views from every room. Open kitchen, dark cabinets, granite counters, breakfast bar & convenient telephone/computer station. Laminate floors thru living & dining area with carpets in bedrooms. Deck off master, walk-in closet + 6 piece en-suite. Super central location near Brentwood Mall, sky train, fast commute to downtown.