

Presented by:  
**Bill Babcock**  
 Royal LePage Sterling Realty  
 Phone: (604) 461-9220 Cell: (604) 230-9392  
 Email: [bbabcock@telus.net](mailto:bbabcock@telus.net)

Burnaby South, Forest Glen BS Residential Attached  
**# 1203 4567 HAZEL ST, V5H 4V4** **MLS# V1112649** **Active**



List Price: \$449,000 Previous Price:

Subdiv/Complex: MONARCH

Frontage:	Approx Yr Blt: 1999	PID:	024-334-898
Depth/Size:		Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date: 16	Zoning:	MF
Exposure:	Bedrooms: 2	Taxes:	\$2,787 (2014)
Stories in Bldg:	Bathrooms: 2	GST/HST Incl?:	
Flood Plain:	Full Baths: 2	Tax Incl Utilities:	No
Meas. Type:	Half Baths: 0	Apprvl Reqd:	

Fixtures Lsd:  
 Fixt Removed:  
 View: Y - MOUNTAINS & SUNSETS

Style of Home:	Corner Unit, Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Concrete, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	4 BLOCKS
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	R/I Fireplaces:	0		
Mngmt Co:	FSR	Property Disclosure:	N - FORECLOSURE		
Mngmt Ph:	604-683-8900	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed w/Restrictions		
	Maint Fee: \$340.00				

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

Legal: PL LMS3753 LT 52 DL 153 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPOI  
 Amenities: Elevator, Garden, In Suite Laundry, Recreation Center, Storage  
 Features Incl:

Site Influences: Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	8' X 7'6"						
Main F.	Dining	13' X 12'						
Main F.	Master Bedroom	13' X 11'7"						
Main F.	Bedroom	11' X 9'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	5	<b>Bathrooms</b>
Finished Floor Area Main: 1,028	Finished Levels:	1	1 3 Piece; Ensuite: Y; 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): Sutton Centre Realty

Highly desirable Metrotown location at Monarch building built by Bosa. Located next to Burnaby's largest tower the Sovereign, this large 2 bed, 2 bath corner unit offers stunning mountain and sunset views. Unit features gas fireplace, laminate floors and granite kitchen counters. Great amenities including exercise room, hot tub, steam room & meeting room. Walk to Crystal Mall, Metrotown, Old Orchard shopping Centre, transit, restaurants and cafe's. 2 parking and locker. Don't miss this!!!