



Presented by:  
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Burnaby South, South Slope

MLS# V1051686

Residential Attached

# 206 6735 STATION HILL CT, V3N 4W5

Active



List Price:	\$194,000	Previous Price:	
		Original Price:	\$194,000
Subdiv/Complex:			
Frontage:		Approx Yr Blt:	1991
Depth/Size:		PID:	017-054-010
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	23
Stories in Bldg:		Zoning:	MFD
Flood Plain:	No	Bedrooms:	1
Meas. Type:		Bathrooms:	1
Fixtures Lsd:	N	Full Baths:	1
Fixt Removed:	Y - Foreclosure	Half Baths:	0
View:	N	Taxes:	\$1,589 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	No

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 blk	Dist to School/Bus:	1 blk
Renovations:		Units in Development:	107	Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Court Ordered Sale		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
Mngmt Co:	FS Residential	Property Disclosure:	N - Court ordered sale, As is, Where i		
Mngmt Ph:	604-689-6955	Bylaw Restrictions:	Rentals Not Allowed		
		Maint Fee:	\$197.00		

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

Legal: PL NWS3438 LT 16 LD 36 APPROPRIATE.  
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	10'6 X 10'12						
Main F.	Living Room	12' X 10'6						
Main F.	Dining	10' X 8'						
Main F.	Master Bedroom	12' X 10'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	4	<b>Bathrooms</b>	
Finished Floor Area Main:	737	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	737	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	737			8	

Listing Broker(s): (1) Keller Williams Black Diamond

City in the park - an peaceful, safe area of newer developments surrounded by a park. This one bedroom ground floor condo is nestled away on a quiet cul de sac and is a 3 minutes walk to Edmonds skytrain, shopping, local trails and Bryrre creek. Bring your own ideas to this 737 sq ft large one bedroom. 1 parking, Pets allowed, well maintained building with Pro Active Strata. New 25 year warranted roof. Location, location, location.



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Burnaby North, Central BN Residential Attached  
**# 407 3183 ESMOND AV, V5G 4V6** **MLS# V1039260**  
**Active**



List Price:	\$234,900	Previous Price:	
		Original Price:	\$234,900
Subdiv/Complex: WINCHELSEA GARDENS			
Frontage:		Approx Yr Blt:	1994
Depth/Size:		PID:	018-879-918
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	E	Zoning:	MF
Stories in Bldg:	3	Taxes:	\$1,616 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:	Y - NE MOUNTAINS & CITY		

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Other	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Dist to Public Trans:	2	Dist to School/Bus:	
Flooring:	Laminate, Mixed	Units in Development:		Total Units in Strata:	160
Water Supply:	City/Municipal	Locker:	Yes		
Heat/Fuel:	Electric	Possession:			
No. of Fireplaces:	1	Title to Land:	Freehold Strata		
Fireplace Fuel:	Gas - Natural	Seller's Interest:	Court Ordered Sale		
Outdoor Area:	Balcony(s)	Mortgage Info:	\$0		
Mngmt Co:	ASCENT	Property Disclosure:	N - COURT ORDERED SALE		
Mngmt Ph:	604-431-1800	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$250.53				

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL LMS1035 LT 148 DL 69 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: Elevator, Garden, Storage, Wheelchair Access

Features Incl:

Site Influences: Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	11'4 X 12'6						
Main F.	Dining	7'4 X 12'6						
Main F.	Kitchen	9' X 11'6						
Main F.	Bedroom	10'8 X 11'8						

<b>Floor Area (SqFt):</b>		Total # Rooms:	4	<b>Bathrooms</b>
Finished Floor Area Main:	745	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2
Finished Floor Area Down:	0			3
Finished Floor Area Bsmt:	0	Bsmt Height:		4
Total Finished Floor Area:	745	Restricted Age:		5
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	0	# or % Rentals:		7
Grand Total Floor Area:	745			8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

Location plus . . . large open plan upper floor 1 BR with neat kitchen plan, cozy gas fireplace, warm wood look floors plus huge covered balcony (views!). Insuite laundry. Pets & rentals OK . . . Opportunity knocks!



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Burnaby North, Government Road  
**# 327 9101 HORNE ST, V3N 4M3**

**MLS# V1044334**

**Residential Attached**  
**Active**



List Price:	\$247,900	Previous Price:	\$258,900
		Original Price:	\$258,900
Subdiv/Complex: WOODSTONE PLACE			
Frontage:		Approx Yr Blt:	1976
Depth/Size:		PID:	000-733-598
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Age at List Date:	38
Stories in Bldg:		Zoning:	RM
Flood Plain:		Bedrooms:	2
Meas. Type:		Bathrooms:	2
Fixtures Lsd:	N	Full Baths:	2
Fixt Removed:	N	Half Baths:	0
View:	N	Taxes:	\$1,577 (2013)
		If New GST/HST Incl:	
		Tax Incl Utils:	No
		Apprvl Req:	

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail.		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	Close	Dist to School/Bus:	Close
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water	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)				
Mngmt Co:	Strataco Mgmt	Property Disclosure:	N - Court Sale		
Mngmt Ph:	604-294-4777	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
		Maint Fee:	\$464.70		

Maint Charge Incl: Garbage Pickup, Management

Legal: PL NWS462 LT 111 DL 4 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1  
 Amenities: Elevator, In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Central Location, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	21'8 X 17'3						
Main F.	Dining	9' X 7'5						
Main F.	Kitchen	13'3 X 7'5						
Main F.	Master Bedroom	14'4 X 10'						
Main F.	Bedroom	13' X 9'6						
Main F.	Laundry	4' X 3'						
Main F.	Entrance Hall	7'7 X 3'3						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	7	<b>Bathrooms</b>	
Finished Floor Area Main:	1,115	Finished Levels:	1	1	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,115	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,115			8	

Listing Broker(s): (1) RE/MAX Select Realty

WOODSTONE PLACE. this bright top-floor, 2 bedroom & 2 bath unit has vaulted post & beam ceiling, Plank laminate flooring throughout, as well as newer designer floor tiles. Newer custom maple kitchen cabinets, newer tile backsplash, undermount lighting, updated lighting throughout w/dimmers, newer modern appliances just to name a few! Other features include a Breakfast nook, attic storage, private patio, pantry, 2 generous sized bedrooms w/ large windows, 2 full bathrooms sporting marble tile floors & wainscoting, soaker tub w/accenting ceramic basin on a granite finish and the other has pedestal sink & shower. Kids & Pets welcome. Walk to transit, shopping, banks & churches. Close to hwys, come see this one before it's gone!



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Burnaby North, Simon Fraser Univer. **MLS# V1054639** Residential Attached  
**# 601 9380 UNIVERSITY CR, V5A 4X9** **Active**

No Photo Available

List Price:	\$ 470,000	Previous Price:	
		Original Price:	\$ 470,000
Subdiv/Complex: One University Cresent			
Frontage:		Approx Yr Blt:	2005
Depth/Size:		PID:	026-315-921
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:		Zoning:	APT
Stories in Bldg:	7	Taxes:	\$2,721 (2013)
Flood Plain:	No	If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	No
Fixt Removed:			
View:	Y - Mountain & City Views		

Style of Home:	1 Storey	Total Parking:	2	Covered Parking:	2
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Block	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other				
Renovations:		Reno Year:			
Flooring:	Laminate, Mixed, Tile	Dist to Public Trans:	close	Dist to School/Bus:	close
Water Supply:	City/Municipal	Units in Development:	38	Total Units in Strata:	113
Heat/Fuel:	Electric	Locker:	Yes		
No. of Fireplaces:	1	Possession:			
Fireplace Fuel:	Electric	Title to Land:	Leasehold prepaid-Strata		
Outdoor Area:	Balcony(s)	Seller's Interest:	Court Ordered Sale		
		Mortgage Info:	\$0		
Mngmt Co:	AWM Alliance	Property Disclosure:	N - court ordered sale		
Mngmt Ph:	604-685-3227	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$383.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Recreation Facility, Snow removal

Legal: PL BCS1345 LT 40 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
 Amenities: Bike Room, Club House, Elevator, Exercise Centre, In Suite Laundry, Storage  
 Features Incl:

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 12'6						
Main F.	Kitchen	9'6 X 8'						
Main F.	Dining	12'6 X 5'6						
Main F.	Master Bedroom	13'6 X 10'						
Main F.	Bedroom	11'6 X 9'6						
Main F.	Bedroom	9' X 8'6						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	6	<b>Bathrooms</b>	
Finished Floor Area Main:	1,168	Finished Levels:	1	1	4 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:	1,168	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,168			8	

Listing Broker(s): (1) Sutton Grp-West Coast Realty

BEAUTIFUL Mount Baker & City Views. This Bright & Spacious, 2 Bedrm & Den/3rd Bedrm, 2Bath, 1168 Sq.Ft. Luxury Concrete Suite at One University Cr., that has both East/West exposure from 2 large balconies. Other Features inc., engineered floors in living & dining rms, 9' ceilings throughout, open kitchen, quartz counters & breakfast bar. The LARGE Master has his/her walkthrough closet, 5pc ensuite w/soaker & separate shower. BONUS: 2 Parking & 1 Locker. Close to SFU, transit, shopping, schools & more. Easy to View.