



Presented by:
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Active
R2094880

Board: V
Apartment/Condo

313 6742 STATION HILL COURT

Burnaby South
South Slope
V3N 4V2

Residential Attached

\$262,500 (LP)

(SP)



Sold Date: _____ Frontage (feet): **0.00** Original Price: **\$262,500**
Meas. Type: **Feet** Frontage (metres): _____ Approx. Year Built: **1993**
Depth / Size (ft.): **0** Bedrooms: **1** Age: **23**
Lot Area (sq.ft.): **4,026.00** Bathrooms: **1** Zoning: **STRATA**
Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,553.19**
Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
Exposure: **East** Maint. Fee: **\$343.36** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **018-022-707**
Mgmt. Co's Name: **ASSOCIA** Tour: _____
Mgmt. Co's Phone: **604-591-6060**
View: **Yes: COURTYARD AND WATER FOUNTAIN**
Complex / Subdiv: **WYNDHAM COURT**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Inside Unit**
Construction: **Frame - Wood**
Exterior: **Brick**
Foundation: **Concrete Perimeter**
Rain Screen: _____
Renovations: **Partly**
Water Supply: **City/Municipal**
Fireplace Fuel: **Gas - Natural**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**
Type of Roof: **Asphalt**

Reno. Year: **2009**
R.I. Plumbing: _____
R.I. Fireplaces: _____
of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground**
Locker: **Y**
Dist. to Public Transit: **NEARBY**
Units in Development: _____
Title to Land: **Freehold Strata**
Seller's Interest: **Court Ordered Sale**
Property Disc.: **No**
Fixtures Leased: **No**
Fixtures Rmvd: **Yes: SOLD AS IS, WHERE IS, NO CHATT**
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Caretaker, Gas, Hot Water, Management**
Legal: **PL LMS666 LT 59 DL 171 LD 36**

Amenities: **Bike Room, Elevator, Garden, In Suite Laundry, Storage**

Site Influences: **Central Location, Cul-de-Sac, Golf Course Nearby, Marina Nearby, Recreation Nearby, Shopping Nearby**
Features: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'6 x 11'			x			x
Main	Kitchen	10'5 x 8'6			x			x
Main	Dining Room	10'6 x 9'			x			x
Main	Master Bedroom	12'9 x 10'			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	718	# of Rooms:	4	# of Kitchens:	1	# of Levels:	2	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2								Barn:
Finished Floor (Below):	0	Restricted Age:						3								Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:		Cats:		Dogs:		4								Pool:
Finished Floor (Total):	718 sq. ft.	# or % of Rentals Allowed:						5								Garage Sz:
Unfinished Floor:	0	Bylaw Restrict:	Pets Allowed, Rentals Allowed					6								Door Height:
Grand Total:	718 sq. ft.	Basement:	None					7								
								8								

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

Burnaby's best condo neighbourhood, City In The Park. Large, 1 bedroom, recently renovated, bright & open layout with in-suite laundry & fireplace. Wake up to the morning sun and enjoy your coffee on your large covered balcony which opens onto a tranquil and peaceful garden area and water fountain with beautifully manicured lawn & gardens. One of largest 1 bedroom floor plan with open pass-thru kitchen, bonus eating area, large master bedroom with semi-ensuite bathroom & 9 ft ceiling. Terrific location within walking distance of Byrne Creek Park trails, Choices Market, Highgate Village, Market Crossing Mall and Edmonds Skytrain. Short drive to Metrotown, Save-on-Foods, cinemas, banks, Tim Horton's and library. Well managed, pet friendly strata with solid strata history.