



Presented by:
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Burnaby South, Forest Glen BS

MLS# V1112649

Residential Attached

1203 4567 HAZEL ST, V5H 4V4

Active



| | | | |
|-------------------------|-------------------------|----------------------|-----------------|
| List Price: | \$449,000 | Previous Price: | |
| | | Original Price: | \$449,000 |
| Subdiv/Complex: MONARCH | | | |
| Frontage: | | Approx Yr Bld: | 1999 |
| Depth/Size: | | PID: | 024-334-898 |
| Lot SqFt: | 0 | Type: | Apartment/Condo |
| Exposure: | | Zoning: | MF |
| Stories in Bldg: | | Taxes: | \$2,787 (2014) |
| Flood Plain: | | If New GST/HST Incl: | |
| Meas. Type: | | Tax Incl Utils: | No |
| Fixtures Lsd: | | Apprvl Req: | |
| 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) | | | | |
| 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 PROPORT
 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' | | | | | | |

| | | | | |
|----------------------------|-------|----------------------|------|---------------------------------------|
| Floor Area (SqFt): | | Total # Rooms: | 5 | Bathrooms |
| 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): (1) 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!!!



Presented by:
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Burnaby South, Metrotown

MLS# V1124545

Residential Attached

906 5790 PATTERSON AV, V5H 4H6

Active



| | | | |
|----------------------------|---------------------|----------------------|-----------------|
| List Price: | \$389,900 | Previous Price: | |
| | | Original Price: | \$389,900 |
| Subdiv/Complex: THE REGENT | | | |
| Frontage: | | Approx Yr Blt: | 1985 |
| Depth/Size: | | PID: | 001-921-568 |
| Lot SqFt: | 0 | Type: | Apartment/Condo |
| Exposure: | | Age at List Date: | 30 |
| Stories in Bldg: | | Zoning: | CD |
| Flood Plain: | | Bedrooms: | 2 |
| Meas. Type: | | Bathrooms: | 2 |
| Fixtures Lsd: | N | Full Baths: | 2 |
| Fixt Removed: | N | Half Baths: | 0 |
| View: | Y - MOUNTAIN & CITY | | |
| | | Taxes: | \$2,249 (2014) |
| | | If New GST/HST Incl: | |
| | | Tax Incl Utils: | No |
| | | Apprvl Req: | |

| | | | | | |
|--------------------|-----------------------|-----------------------|---|------------------------|---|
| Style of Home: | Corner Unit | Total Parking: | 1 | Covered Parking: | 1 |
| Construction: | Concrete Frame | Parking Access: | | | |
| Foundation: | Concrete Perimeter | Parking Facilities: | Garage; Underground, Visitor Parking | | |
| Exterior: | Concrete, Mixed | | | | |
| Rain Screen: | | R/I Plumbing: | | | |
| Type of Roof: | Tar & Gravel | Dist to Public Trans: | | Dist to School/Bus: | |
| Renovations: | | Units in Development: | | Total Units in Strata: | |
| Flooring: | Tile, Wall/Wall/Mixed | Locker: | Yes | | |
| Water Supply: | Cistern | Possession: | | | |
| Heat/Fuel: | Baseboard, Electric | Title to Land: | Freehold Strata | | |
| No. of Fireplaces: | 0 | Seller's Interest: | Estate Sale | | |
| Fireplace Fuel: | | Mortgage Info: | \$0 | | |
| Outdoor Area: | Balcony(s) | | | | |
| Mngmt Co: | BAYSIDE | Property Disclosure: | N - ESTATE SALE | | |
| Mngmt Ph: | 604-432-7774 | Bylaw Restrictions: | Pets Allowed w/Rest., Rentals Not Allowed | | |
| | | Maint Fee: | \$404.29 | | |

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

Legal: PL NWS2285 LT 51 DL 151 LD 36 GROUP 1

Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Storage, Elevator

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 | 14' X 7' | | | | | | |
| Main F. | Dining | 8' X 8' | | | | | | |
| Main F. | Kitchen | 11' X 7' | | | | | | |
| Main F. | Master Bedroom | 10' X 14' | | | | | | |
| Main F. | Walk-In Closet | 4' X 6' | | | | | | |
| Main F. | Bedroom | 13' X 9' | | | | | | |

| | | | | | |
|----------------------------|-------|----------------------|------|------------------|-------------------------------------|
| Floor Area (SqFt): | | Total # Rooms: | 6 | Bathrooms | |
| Finished Floor Area Main: | 1,052 | 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: | 1,052 | Restricted Age: | | 5 | |
| | | # Pets / Cats; Dogs: | | 6 | |
| Unfinished Floor Area: | 0 | # or % Rentals: | | 7 | |
| Grand Total Floor Area: | 1,052 | | | 8 | |

Listing Broker(s): (1) Royal LePage West R.E.S.

Meticulously maintained 2 bedroom/1 bedroom and den, 9th floor corner unit with spectacular northwest view of the city and mountains. 2 large bedrooms, 2 full baths, Master with walk-in closet and 4 piece ensuite. Large living area surrounded with natural light, slider off dining room leads out to enormous deck with view. Building located across from Central Park, walking distance to Metrotown, Bonsor Rec Complex, all amenities and transit including Skytrain. Building recently undergone upgrades such as new pipes, brand new updated elevators, balcony and exterior paint. Amenities include indoor pool, sauna, hot tub, exercise centre, and workshop. Shows Great!