



Presented by:
Micky Kandola
 Royal LePage - Wolstencroft
 Phone: 604-530-0231

micky@therealtorwithsoul.com



Active
R2730728

Board: V
 Apartment/Condo

1106 4160 SARDIS STREET

Burnaby South
 Central Park BS
 V5H 1K2

Residential Attached

\$430,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?:
 Meas. Type: Bedrooms: **2**
 Frontage(feet): Bathrooms: **1**
 Frontage(metres): Full Baths: **1**
 Depth / Size (ft.): Half Baths: **0**
 Sq. Footage: **0.00**
 Flood Plain: P.I.D.: **001-369-695**
 View: **Yes :CITY**
 Complex / Subdiv:
 First Nation
 Services Connctd: **Sanitary Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Original Price: **\$430,000**
 Approx. Year Built: **1976**
 Age: **46**
 Zoning: **CD,RM5**
 Gross Taxes: **\$1,454.61**
 For Tax Year: **2022**
 Tax Inc. Utilities?:
 Tour:

Style of Home: **Corner Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: Covered Parking: Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit: **0 BLOCKS** Dist. to School Bus: **0 BLOCKS**
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Other**

Legal: **STRATA LOT 218, PLAN NWS429, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Bike Room, Exercise Centre, Pool; Indoor, Sauna/Steam Room, Shared Laundry, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features:

Finished Floor (Main): **946**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **946 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **946 sq. ft.**

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **5**

Units in Development:
 Exposure:
 Mgmt. Co's Name: **Pacific Quorum**
 Maint Fee: **\$386.32**
 Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Tot Units in Strata: **408** Locker:
 Storeys in Building: **22**
 Mgmt. Co's #: **604-359-3031**
 Council/Park Apprv?:

Bylaws Restrictions: **Pets Not Allowed, Rentals Not Allowed**
 Restricted Age: # of Pets: Cats: **No** Dogs: **No**
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Bedroom	13'9 x 9'1	1	Main	4	No
Main	Master Bedroom	13'9 x 11'2	2			
Main	Kitchen	8'2 x 7'8	3			
Main	Dining Room	10'5 x 9'10	4			
Main	Living Room	15'4 x 12'8	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **Stonehaus Realty Corp.**

With panoramic views of the city and just steps away from metro town, this property is bursting with potential! it will need to be totally gutted and have substantial repairs and updates to get this unit back into living condition due to the previous owners. think of it as a blank canvas for you to create the space you love.



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Active
R2716309
Board: V
Apartment/Condo

1206 3980 CARRIGAN COURT

Burnaby North
Government Road
V3N 4S6

Residential Attached

\$499,000 (LP)

(SP)



Sold Date: If new, GST/HST inc?: **No** Original Price: **\$515,000**
Meas. Type: Bedrooms: **2** Approx. Year Built: **1985**
Frontage(feet): Bathrooms: **2** Age: **37**
Frontage(metres): Full Baths: **1** Zoning: **MF**
Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1,456.92**
Sq. Footage: **0.00** For Tax Year: **2021**
Flood Plain: P.I.D.: **002-028-662** Tax Inc. Utilities?: **No**
View: **Yes : City and Mountain View** Tour:
Complex / Subdiv:
First Nation
Services Connctd: **Electricity**
Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **1 Storey, Inside Unit**
Construction: **Concrete**
Exterior: **Concrete**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Baseboard**
Outdoor Area: **Balcony(s)**
Type of Roof: **Tar & Gravel**

Reno. Year: **1986**
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Rear**
Parking: **Garage; Underground**
Dist. to Public Transit: **Close** Dist. to School Bus: **Close**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Mixed**

Legal: **STRATA LOT 146, PLAN NWS2301, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 38130/10000000 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub, Tennis Court(s)**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Smoke Alarm, Swimming Pool Equip.**

Finished Floor (Main): 888	Units in Development: 239	Tot Units in Strata: 239	Locker: Yes
Finished Floor (Above): 0	Exposure: Northeast	Storeys in Building: 25	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: Tribe Management	Mgmt. Co's #: 604-343-2601	
Finished Floor (Below): 0	Maint Fee: \$419.54	Council/Park Apprv?: No	
Finished Floor (Basement): 0	Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 888 sq. ft.			
Unfinished Floor: 0			
Grand Total: 888 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		
Suite: Legal Suite	Restricted Age:	# of Pets:	Cats: No Dogs: No
Basement: None	# or % of Rentals Allowed:		
Crawl/Bsmt. Ht:	Short Term(<1yr)Rnt/Lse Alwd?: No		
# of Kitchens: 1	Short Term Lse-Details: No Air B&B		
# of Levels: 1			
# of Rooms: 5			
Floor	Type	Dimensions	Bath
Main	Living Room	12' x 13'	1
Main	Kitchen	7' x 6'	2
Main	Dining Room	9' x 7'	3
Main	Master Bedroom	14' x 12'	4
Main	Bedroom	12' x 9'	5
			6
			7
			8

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

Discovery Place, a concrete high-rise built by Bosa! Featuring a North East facing Corner unit spacious 2 bed 1.5 bath with views! Building upgrades include: repiping (2002), tower roof (2006), elevators (2012), townhouse roofs (2015) & new windows/sliding doors approved! Rentals and cats allowed but sorry no dogs. Strata fee includes hot water and amenities like an indoor pool, hot tub, squash courts, & an exercise centre. One Parking and One Locker. Excellent facilities including swimming pool, sauna, hot tub, gym, etc. This home is centrally located around the corner from Lougheed Skytrain, Town Centre, and SFU with easy access to Highway 1. Rentals are allowed.



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Active
R2717167

Board: V
 Townhouse

21 7488 SOUTHWYNDE AVENUE

Burnaby South
 South Slope
 V3N 5C6

Residential Attached

\$549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?:	Original Price: \$579,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2003
Frontage(feet):	Bathrooms: 1	Age: 19
Frontage(metres):	Full Baths: 1	Zoning: RM2
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,584.67
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 025-687-344	Tax Inc. Utilities?: No
View: No		Tour: Virtual Tour URL
Complex / Subdiv:		
First Nation:		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed, Vinyl**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **1** R.I. Fireplaces:
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Patio(s)**
 Type of Roof: **Asphalt**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access:
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 21, PLAN BCS419, DISTRICT LOT 171, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **In Suite Laundry**

Site Influences:
 Features:

Finished Floor (Main): **732**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **732 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **732 sq. ft.**

Units in Development:
 Exposure: **West**
 Mgmt. Co's Name: **Dwell**
 Maint Fee: **\$274.39**
 Maint Fee Includes: **Caretaker, Gardening, Hot Water, Management**

Tot Units in Strata: **83** Locker:
 Storeys in Building: **3**
 Mgmt. Co's #: **604-821-2999**
 Council/Park Apprv?:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.: # of Levels: **1**
 # of Kitchens: **1** # of Rooms: **6**

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
 Restricted Age: # of Pets: **2**
 # or % of Rentals Allowed: **15 #**
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'0 x 11'0			x	1	Main	3	No
Main	Kitchen	10'8 x 9'0			x	2			
Main	Dining Room	10'2 x 7'0			x	3			
Main	Master Bedroom	12'0 x 11'0			x	4			
Main	Bedroom	9'0 x 9'9			x	5			
Main	Laundry	4'0 x 5'0			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, Ledgestone by Adera. One level, corner suite, 2 bedrooms, wood flooring, Kitchen has window above sink, Sitting area by front door. West facing, great location, close to all amenities. SHOWING ONLY AT OPEN HOUSE NOVEMBER 6 FROM 1 TO 3



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Active
R2721611
 Board: V
 Apartment/Condo

403 5652 PATTERSON AVENUE

Burnaby South
 Central Park BS
 V5H 4C8

Residential Attached

\$549,000 (LP)

(SP)



Sold Date:	If new, GST/HST inc?: No	Original Price: \$549,000
Meas. Type:	Bedrooms: 2	Approx. Year Built: 1981
Frontage(feet):	Bathrooms: 1	Age: 41
Frontage(metres):	Full Baths: 1	Zoning: CD
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$1,389.28
Sq. Footage: 0.00		For Tax Year: 2022
Flood Plain: No	P.I.D.: 001-371-100	Tax Inc. Utilities?: No
View: No		Tour:
Complex / Subdiv: Central Park Place		
First Nation		
Services Connctd: Electricity, Sanitary Sewer, Water		
Sewer Type:	Water Supply: City/Municipal	

Style of Home: **1 Storey**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**

Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 Rain Screen:
 Metered Water:
 R.I. Plumbing:

Total Parking: **1** Covered Parking: **1** Parking Access: **Side**
 Parking: **Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata**
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Dist. to School Bus:

Legal: **STRATA LOT 309, PLAN NWS429, DISTRICT LOT 34, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**

Amenities: **Exercise Centre, In Suite Laundry, Pool; Outdoor, Tennis Court(s)**

Site Influences:
 Features:

Finished Floor (Main): **915**
 Finished Floor (Above): **0**
 Finished Floor (AbvMain2): **0**
 Finished Floor (Below): **0**
 Finished Floor (Basement): **0**
 Finished Floor (Total): **915 sq. ft.**
 Unfinished Floor: **0**
 Grand Total: **915 sq. ft.**

Units in Development: **408**
 Exposure:
 Mgmt. Co's Name: **Pacific Quorum**
 Maint Fee: **\$380.91**
 Maint Fee Includes: **Gardening, Hot Water, Management**

Tot Units in Strata:
 Storeys in Building: **22**
 Mgmt. Co's #: **604-685-3828**
 Council/Park Apprv?:

Locker:

Suite: **None**
 Basement: **None**
 Crawl/Bsmt. Ht.:
 # of Kitchens: **1**

of Levels: **1**
 # of Rooms: **5**

Bylaws Restrictions: **Pets Not Allowed, Rentals Not Allowed**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

of Pets: Cats: Dogs:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'6 x 12'7			x	1	Main	3	No
Main	Dining Room	9'1 x 8'3			x	2			
Main	Kitchen	8'0 x 8'0			x	3			
Main	Master Bedroom	13'3 x 10'8			x	4			
Main	Bedroom	12'11 x 8'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Park Georgia Realty Ltd.**

Court Order Sale, Central Park Place, Concrete High Rise, close to Skytrain Station & Metro Town. The building offers, outdoor pool, exercise centre, tennis court & suite is east facing. Allow time for showings.



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**Active**
R2726338Board: V
Apartment/Condo**807 6538 NELSON AVENUE**Burnaby South
Metrotown
V5H 3J8

Residential Attached

\$828,000 (LP)

(SP)



Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **MET 2**

First Nation

Services Connctd: **Electricity, Natural Gas, Water**

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **2**Bathrooms: **2**Full Baths: **2**Half Baths: **0**P.I.D.: **030-158-729****Yes : Mountains and City**Original Price: **\$849,000**Approx. Year Built: **2017**Age: **5**Zoning: **RM55**Gross Taxes: **\$2,192.72**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour: **Virtual Tour URL**Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass**
Foundation: **Concrete Perimeter**Renovations:
of Fireplaces: **0** R.I. Fireplaces:
Fireplace Fuel:
Fuel/Heating: **Heat Pump**
Outdoor Area: **Balcony(s)**
Type of Roof: **Other**Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:Total Parking: **1** Covered Parking: **1** Parking Access:
Parking: **Garage; Underground**
Dist. to Public Transit:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: :
Fixtures Rmvd: :
Floor Finish:Legal: **STRATA LOT 51, PLAN EPS4147, DISTRICT LOT 152, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**Amenities: **Air Cond./Central, Elevator, Exercise Centre, Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**Site Influences:
Features: **ClthWsh/Dryr/Frdg/Stve/DW**Finished Floor (Main): **779**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **779 sq. ft.**
Unfinished Floor: **0**
Grand Total: **779 sq. ft.**Suite:
Basement: **None**
Crawl/Bsmt. Ht.: # of Levels: **1**
of Kitchens: **0** # of Rooms: **4**Units in Development: **312**
Exposure:
Mgmt. Co's Name: **Rancho Management**
Maint Fee: **\$449.66**
Maint Fee Includes: **Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**Tot Units in Strata: **312** Locker:
Storeys in Building:
Mgmt. Co's #: **604-684-4508**
Council/Park Apprv?:Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Restricted Age: # of Pets: Cats: Dogs:
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Floor	Type	Dimensions
Main	Living Room	12' x 12'
Main	Dining Room	10' x 8'
Main	Master Bedroom	10' x 10'
Main	Bedroom	10' x 9'
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	4	Yes
2	Main	3	No
3			
4			
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.****Oakwyn Realty Ltd.****Met 2 by award-winning Concord Pacific is centrally located steps away from the heart of Metrotown. This Corner, 2 Bed, 2 Bath unit features a spacious Chef's Kitchen with Integrated Miele appliances, Gas cooktop, Quartz countertop & Marble tiling throughout. Additionally, the Spa like floor to ceiling tiled Bathrooms & Custom Closets throughout, make this truly a complete package. The complex offers ample resort-style amenities such as an Indoor Swimming pool, Bowling Alley, Lounge, Yoga & Fitness studio, Concierge & much more. OPEN HOUSE: NOV 5TH 2:00PM - 4:00PM**