

Burnaby North, Brentwood Park
 # 207 4425 HALIFAX ST, V5C 6P2

MLS# V1078768

Residential Attached
Sold



List Price:	\$382,500	Sale Price:	\$380,700	Days on Mkt:	17
List Date:	01-Aug-14	Sale Date:	18-Aug-14	Expiry Date:	31-Dec-14
Subdiv/Complex: POLARIS					
Previous Price:		Frontage:		PID:	024-427-969
Original Price:	\$382,500	Frontage Metric:		Approx Yr Blt:	1999
Meas. Type:		Bedrooms:	1	Age at List Date:	15
Depth/Size:		Bathrooms:	2	Type:	Apartment/Condo
Lot Size SqFt:	0.00	Full Baths:	1	Zoning:	RES ST
Exposure:	NW	Half Baths:	1	Taxes:	\$2,291 (2014)
Stories in Bldg:	24	Apprvl Reqd:	No	If New GST/HST Incl:	
Fixtures Lsd:	N	Flood Plain:		Tax Incl Utils:	Yes
Fixt Rem:	N				
View:	Y - MOUNTAINS & GARDEN				

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	CLOSE
Renovations:	Partly	Units in Development:	178	Total Units in Strata:	178
Flooring:	Laminate, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
Mgmt. Co's Name:	WYNFORD GROUP	Property Disclosure:	No - HAS NOT LIVED IN SUITE FOR YEARS		
Mgmt. Co's Phone:	604-261-0285	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$247.55				

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

Legal: PL LMS3824 LT 7 DL 120 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS

Amenities: Bike Room, Exercise Centre, Garden, In Suite Laundry, Storage, Workshop Attached

Features Incl: Clothes Washer/Dryer, Dishwasher, Disposal - Waste, Drapes/Window Coverings, Refrigerator, Security System, Stove

Site Influences: CENTR, PVRD, PRSET, RECNR, SHPNR, TREED Services Con: ELEC, NGAS, SASEW, STSEW, WATER

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'6" X 13'			X			X
Main F.	Dining	10' X 7'8"			X			X
Main F.	Kitchen	9'11" X 8'5"			X			X
Main F.	Bedroom	12'5" X 11'5"			X			X
Main F.	Den	9' X 8'5"			X			X
Main F.	Storage	6' X 5'5"			X			X
Main F.	Patio	28'8" X 11'			X			X
					X			X
					X			X
					X			X

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	880	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	880	Restricted Age:		5	
Unfinished Floor Area:	0	# Pets / Cats; Dogs: 2 / Cats: Y; Dogs: Y		6	
Grand Total Floor Area:	880	# or % Rentals:	10	7	
				8	

Listing Broker 1: Sutton Grp-West Coast (Brdwy) 604-714-1700 Appointments: Phone L.R. First

Listing Sales Rep 1: Terry Kussmann terry@downtownrealty.com 604-721-9275 For Appts Call: TERRY

Listing Broker 2: Appointment Ph: 604-721-9275

Listing Sales Rep 2/3:

Selling Broker: W.P.J. McCarthy & Company Ltd. Occupancy: Vacant

Selling Sales Rep: John W. McCarthy Owner: C. MALPASS

Selling Broker 2:

Selling Sales Rep 2/3:

Commission: 3.255% 1ST 100K/1.1625% ON BAL

Realtor Remarks:

This spacious NW corner suite offers great value in the prestigious Polaris. The efficient & open floor plan is accented by floor to ceiling windows which let the light & fabulous mountain & garden views flow in. The huge patio is absolutely private, accommodates a patio set & BBQ & is accessible from the living room & bedroom. You will appreciate the ample cupboards, counters & eating bar in the open kitchen with S/S appliances. Many upgrades including laminate flooring, new light & bathroom fixtures, doors & fresh paint create a comfortable ambiance. The award winning gardens, rec centre, workshop, secure environment, well kept & financially sound complex make this a wise investment as well as a great home. Pets (2) are ok too.