



Presented by:
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Burnaby North, Government Road Residential Attached
1202 3970 CARRIGAN CT, V3N 4S5 **MLS# V790975** **Active**



List Price:	\$309,800	Previous Price:	\$322,500
		Original Price:	\$322,500
Subdiv/Complex: CARRIGAN COURT			
Frontage:		Approx Yr Blt:	1985
Depth/Size:		Age at List Date:	24
Lot SqFt:	0	Bedrooms:	2
Exposure:	SE	Bathrooms:	2
Stories in Bldg:		Full Baths:	1
Flood Plain:	No	Half Baths:	1
Meas. Type:		Tax Incl Util:	Yes
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	Y - PANORAMIC SOUTHEAST VIEWS		

Style of Home:	Inside Unit	Total Parking:		Covered Parking:	1
Construction:	Concrete	Parking Access:	Rear		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Concrete				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:		Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	R/I Fireplaces:			
		Property Disclosure:	Y		
Mngmt Co:	BAYSIDE	Bylaw Restrictions:	Pets Not Allowed, Rentals Allowed		
Mngmt Ph:	604-432-7774	Maint Fee:	\$244.56		

Maint Charge Incl: **Management, Recreation Facility, Hot Water**

Legal: **PL NWS2364 LT 101 DL 4 LD 37 44668/1000000.**
 Amenities: **Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Shared Laundry, Storage**
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 13'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	9' X 6'5						
Main F.	Master Bedroom	14' X 12'						
Main F.	Bedroom	13' X 9'5						

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

Listing Broker(s): **(1) RE/MAX Central, (2) RE/MAX Central**

Exceptional Unobstructed View from this 2 bedrm, 1.5 bath, 12th floor, South facing (best side of the building) condo with In-suite Laundry and underground parking. Freshly painted in designer.colours. Great location, across from LougheedMall, restaurants, banks, local schools, Skytrain and bus with access direct to SFU. Building amenities include, indoor pool, gym, sauna, hot tub and raquetball court. Great opportunity for investors as rents in building go for \$1400 per month.