



Presented by:
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Burnaby South, Metrotown Residential Attached
214 5588 PATTERSON AV, V5H 0A7 **MLS# V810324** **Active**



List Price:	\$509,000	Previous Price:	
		Original Price:	\$509,000
Subdiv/Complex: DECORUS			
Frontage:		Approx Yr Blt:	2009
Depth/Size:		Age at List Date:	1
Lot SqFt:	0	Bedrooms:	2
Exposure:	W	Bathrooms:	3
Stories in Bldg:	3	Full Baths:	2
Flood Plain:	No	Half Baths:	1
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	N		

Style of Home:	Corner Unit	Total Parking:	3	Covered Parking:	3
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Wood	R/I Plumbing:			
Rain Screen:		Reno Year:			
Type of Roof:	Metal	Dist to Public Trans:	CLOSE	Dist to School/Bus:	CLOSE
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate, Tile, Hardwood	Locker:	No		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Electric	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	N - 2-5-10 YEAR WARRANTY		
Mngmt Co:	Pacific Quorum Properties	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:	604-685-3828	Maint Fee:	\$137.04		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL BCS3355 LT 36 DL 34 LD 36 THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Bike Room, In Suite Laundry**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Microwave, Security - RI**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 9'5"						
Main F.	Kitchen	11' X 9'						
Main F.	Dining	11' X 9'						
Main F.	Den	9' X 7'10"						
Above	Master Bedroom	11'5 X 9'						
Above	Bedroom	12' X 11'						
Above	Laundry	3' X 2'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms:
Finished Floor Area Main:	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:	Bsmt Height:		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Restricted Age:		4
Total Finished Floor Area:	# Pets / Cats; Dogs:	No Restriction	5
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

Top Floor Corner Unit, 2 Bedroom plus den. Laminated Hardwood Floors, Granite Counters, Undermount Sinks, 2 Balconies & 3 Parking. Top quality materials throughout. Walk to Patterson Skytrain, Central Park, Metrotown Shopping. Suite currently tenanted \$2950/m til Apr 2010.