



Presented by:  
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Burnaby South, Highgate Residential Attached  
**# 2305 7178 COLLIER ST, V5E 4N7** **MLS# V812200** **Active**



List Price:	<b>\$449,500</b>	Previous Price:	
		Original Price:	<b>\$449,500</b>
Subdiv/Complex: <b>ARCADIA</b>			
Frontage:		Approx Yr Blt:	<b>2005</b>
Depth/Size:		Age at List Date:	<b>5</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>
Exposure:	<b>NE</b>	Bathrooms:	<b>2</b>
Stories in Bldg:		Full Baths:	<b>2</b>
Flood Plain:	<b>No</b>	Half Baths:	<b>0</b>
Meas. Type:	<b>Feet</b>	Tax Incl Util:	<b>Yes</b>
Fixtures Lsd:	<b>N</b>		
Fixt Removed:	<b>N</b>		
View:	<b>Y - NORTH MOUNTAIN VIEWS</b>		

Style of Home:	<b>Inside Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Concrete</b>	R/I Plumbing:			
Rain Screen:		Reno Year:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>CLOSE</b>	Dist to School/Bus:	<b>CLOSE</b>
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Tile, Wall/Wall/Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	R/I Fireplaces:			
Mngmt Co:	<b>AWM Alliance</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-685-3227</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
		Maint Fee:	<b>\$189.37</b>		

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

Legal: **PL BCS1461 LT 152 DL 95 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Storage, Swirlpool/Hot Tub**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Microwave**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'11 X 12'9						
Main F.	Kitchen	10'11 X 10'2						
Main F.	Dining	10'5 X 9'						
Main F.	Master Bedroom	12'10 X 10'6						
Main F.	Bedroom	11'3 X 9'						

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

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

**ARCADIA built by BOSA. Beautiful Unobstructed North Mountain Views. 2 Bedrooms, 2 Full Bathrooms with Granite Counter Tops. Balance of 5-10 Year Warranty Remaining. Secured Parking. 1 Storage Locker. Walk to Highgate Mall, Close to Skytrain**