



Presented by:  
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Burnaby South, South Slope Residential Attached  
**# 9 7345 SANDBORNE AV, V3N 4W6** **MLS# V815502** **Active**



List Price:	<b>\$299,900</b>	Previous Price:	
		Original Price:	<b>\$299,900</b>
Subdiv/Complex: <b>SANDBORNE WOODS</b>			
Frontage:		Approx Yr Blt:	<b>1992</b>
Depth/Size:		Age at List Date:	<b>18</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>
Exposure:		Bathrooms:	<b>3</b>
Stories in Bldg:		Full Baths:	<b>2</b>
Flood Plain:		Half Baths:	<b>1</b>
Meas. Type:		Tax Incl Utilis:	<b>Yes</b>
Fixtures Lsd:			
Fixt Removed:			
View:			

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Vinyl</b>	R/I Plumbing:			
Rain Screen:					
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Partly</b>	Units in Development:	<b>50</b>	Total Units in Strata:	<b>50</b>
Flooring:		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>	R/I Fireplaces:		Seller's Interest:	<b>Registered Owner</b>
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>BAYWEST</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-257-0325</b>	Maint Fee:	<b>\$280.00</b>		

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

Legal: **PL LMS259 LT 9 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**  
 Amenities: **Bike Room, Elevator, In Suite Laundry, Air Cond./Central, Storage**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'7"						
Main F.	Kitchen	13'8 X 9'6"						
Main F.	Dining	11' X 10'						
Below	Master Bedroom	12' X 11'6"						
Below	Bedroom	13'6 X 11'6"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>2</b>	1 <b>2 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	2 <b>4 Piece; Ensuite: Y; Level: Below</b>
Finished Floor Area Down:	Bsmt Height:		3 <b>4 Piece; Ensuite: N; Level: Below</b>
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**

**Priced to sell as is with Buyer being responsible for future assessment for balcony repairs. Main floor features an open floor plan with living, dining, kitchen, 2pc powder room and covered patio. Lower level has 2 bedrooms and 2 bathrooms plus an enclosed patio area. Serene, peaceful setting. Just a short walk to skytrain.**