



Presented by:
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Metrotown, Burnaby South
110 7388 MACPHERSON AV

MLS # V679988

Residential Attached
Active



List Price:	\$325,000		
Previous Price:	Subdiv/Complex:	ACACIA GARDENS	
Original Price:	View:	Yes; SOUTH WEST	
Frontage:	Postal Code:	V5J 0A1	Type:
Depth/Size:			Apartment Unit
Lot SqFt:			Approx Yr Blt:
Exposure:	Bedrooms:	2	Age at List Date:
Stories in Bldg:	Bathrooms:	1	Zoning:
Flood Plain:	Full Baths:	1	Taxes:
Meas. Type:	Half Baths:	0	Gst Incl:
Fixtures Lsd:			Apprvl Reqd:
Fixt Removed:			Occupancy:
			Owner
			Tax Incl Utills:

Style of Home:	Corner Unit / Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:	192	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Other	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes				
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLOCK	Dist to School/Bus:	1 BLOCK
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Tile / Wall/Wall/Mixed	Locker:	Yes	Locker #:	110
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard / 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:	/ Yes		
		Bylaw Restrictions:	Rentals Allowed		
Mngmt Co/Phone:	ARAGON MANAGEMENT / 604-732-6170				
Mo. Maint Charge:	\$76.00				

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

Legal: **PL BCS1997 LT 110 DL 97 LD 37 GR 1.** PID: **026-800-217**

Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	8'7 X 7'8						
Main F.	Master Bedroom	11' X 9'						
Main F.	Dining	9'11 X 8'11						
Main F.	Storage	8'7 X 3'						
Main F.	Bedroom	9'9 X 9'						

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

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

STUNNING TOP FLOOR CORNER PENTHOUSE! Two bedroom suite with 9' ceilings in this popular Acacia Gardens in Burnaby's South Slopes. Beautiful neutral colours throughout, tile kitchen with stainless steel appliances, slate electric fireplace, in suite laundry, 37" LCD flat screen TV with mount, 11'x6' balcony with panoramic views from Mt Baker to Richmond and beyond. Interior storage plus bonus, add'l exterior storage. Hardi-board ext, exercise centre on main floor, quiet courtyard. Steps to transit, SkyTrain, Schools, Parks, theatre. Flawless suite to enjoy, 1 pet is welcome, bright & cheery home. Very affordable home with low mtnc fees. Don't be fooled by the sq ft, awesome layout! Feels larger than advertised sqftage. **SHOW & SELL!**