



Presented by:  
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Burnaby South, Metrotown Residential Attached  
**# 159 7388 MACPHERSON AV, V5J 0A1** **MLS# V804899** **Active**



List Price:	<b>\$426,888</b>	Previous Price:	
		Original Price:	<b>\$426,888</b>
Subdiv/Complex: <b>ACACIA GARDENS</b>			
Frontage:		Approx Yr Blt:	<b>2006</b>
Depth/Size:		Age at List Date:	<b>4</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>
Exposure:		Bathrooms:	<b>2</b>
Stories in Bldg:		Full Baths:	<b>1</b>
Flood Plain:		Half Baths:	<b>1</b>
Meas. Type:		Tax Incl:	<b>\$2,278 (2009)</b>
Fixtures Lsd:	<b>N</b>	Apprvl Reqd:	
Fixt Removed:	<b>N</b>		
View:	<b>Y - SOUTH VIEW</b>		

Style of Home:	<b>2 Storey</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Wood, Concrete</b>	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	<b>Asphalt</b>			Units in Development:	
Renovations:				Locker:	<b>Yes</b>
Flooring:				Possession:	
Water Supply:	<b>City/Municipal</b>			Title to Land:	<b>Freehold Strata</b>
Heat/Fuel:	<b>Electric</b>	R/I Fireplaces:		Seller's Interest:	<b>Registered Owner</b>
No. of Fireplaces:	<b>1</b>			Mortgage Info:	<b>\$0</b>
Fireplace Fuel:	<b>Electric</b>			Property Disclosure:	<b>Y</b>
Outdoor Area:	<b>Patio(s) &amp; Deck(s)</b>			Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>
Mngmt Co:	<b>BAYWEST</b>	Maint Fee:	<b>\$172.64</b>		
Mngmt Ph:	<b>604-257-0325</b>				

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

Legal: **PL BCS1997 LT 159 DL 97 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Playground, In Suite Laundry**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'4 X 10'8						
Main F.	Kitchen	11'3 X 9'						
Main F.	Dining	12' X 7'						
Above	Master Bedroom	12' X 10'						
Above	Bedroom	10' X 10'						
Above	Laundry	3' X 2'						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>6</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: N; Level: Above</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**

**Rarely Available, 2 bedroom, 1.5 bath, 2 level Townhome (Upper unit) in popular Acacia Gardens. Steps to Burnaby South Sec, Nelson Elem, School, Parks, Michael J Fox Theatre & Royal Oak Skytrain. Main floor features an open Floor Plan with Electric Fireplace, Formal Dining Room, Maple Kitchen Cabinets with granite counters, All Stainless Steel Appliances, fridge, gas range, dishwasher & built-in microwave, 2 Piece Bathroom for convenience on this level plus Large sundeck off Kitchen. Upper level features 2 Good Size Bedrooms. Master Bedroom with Balcony with Panoramic South Views plus semi ensuites. Large 2nd bedroom with walk-in closet and 2nd closet. Two secure parking and locker. 5-10 warranty.**