



Presented by:
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Middlegate BS, Burnaby South **MLS # V590528** Residential Attached
27 6577 SOUTHOAKS CR **Active**



List Price: **\$309,900**

Previous Price: Original Price: **\$309,900** Subdiv/Complex: **TUDOR GROVE NORTH**
 View:
 Frontage: Depth/Size: Lot SqFt: **0** Exposure: **S** Bedrooms: **2** Bathrooms: **2** Full Baths: **1** Half Baths: **1** Type: **Townhouse**
 Approx Yr Bilt: **1996** Age at List Date: **10** Zoning: **CDRM3** Taxes: **\$1,684 / 2004**
 Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: Gst Incl: Apprvl Reqd: Occupancy: **Owner**

Style of Home: **Upper Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: Parking Stall Owned:
 Foundation: **Concrete Perimeter** Parking Access:
 Exterior: **Other** Parking Facilities: **Garage; Underground**
 Rain Screen: Type of Roof: **Asphalt / Tar & Gravel** Dist to Public Trans: **1BLK** Dist to School/Bus: **3BLK**
 Renovations: Reno Year: Units in Development: Locker: **Yes** Locker #:
 Flooring: **Laminate / Wall/Wall/Mixed** Possession: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal** Seller's Interest: **Registered Owner**
 Heat/Fuel: **Electric / Natural Gas** Mortgage Info: **0 -**
 No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **/ Yes**
 Fireplace Fuel: **Gas - Natural** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Not Allowed**
 Outdoor Area: **Patio(s) / Rooftop Deck**
 Mngmt Co/Phone: **Baywest / 604-257-0325**
 Mo. Maint Charge: **\$240.00**

Maint Charge Incl: **Gardening, Gas, Hot Water, Management**

Legal: **PL LMS2487 LT 27 DL 96 LD 37** PID: **023-494-611**
 Amenities: **In Suite Laundry**
 Features Incl:
 Site Influences: **Central Location, Private Setting, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 10'4						
Main F.	Dining	10'11 X 10'						
Main F.	Kitchen	11'11 X 10'11						
Above	Master Bedroom	12' X 11'11						
Above	Bedroom	12' X 10'5						

Floor Area (SqFt): Total # Rooms: **5** **Bathrooms:**
 Finished Floor Area Main: **539** Finished Levels: **2** 1 **2 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Up: **546** Basement Area: **None** 2 **4 Piece; Ensuite: N; Level: Above**
 Finished Floor Area Down: **0** Bsmt Height: 4 **0 Piece; Ensuite: N**
 Finished Floor Area Bsmt: **0** Restricted Age: 5
 Total Finished Floor Area: **1,085** # Pets: Cats: Dogs: 6
 Unfinished Floor Area: **0** # or % Rentals: 7
 Grand Total Floor Area: **1,085** 8

Listing Broker(s): **(1) Re/Max Central**

Built by Award Winning Aderal Bright! 1085 sf of luxury living room! Beautifully decorated with laminated floors, neutral paint, window seats and private roof top deck with north & south View! Problem free! Pet friendly! Sat, May 20, 2 to 4