



Presented by:
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Burnaby North, Montecito Residential Attached
2750 KINGSFORD AV, V5B 4V4 **MLS# V835697** **Active**



List Price:	\$449,000	Previous Price:	
		Original Price:	\$449,000
Subdiv/Complex:		PID:	001-960-776
Frontage:		Type:	Townhouse
Depth/Size:		Zoning:	STRATA
Lot SqFt:	0	Taxes:	\$2,248 (2009)
Exposure:		Gst Incl:	
Stories in Bldg:		Apprvl Req:	
Flood Plain:			
Meas. Type:			
Fixtures Lsd:			
Fixt Removed:			
View:	N		

Style of Home:	End Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Other				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Wood	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Wood	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - Y		
Mngmt Co:	KINGS	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-247-1028	Maint Fee:	\$150.00		

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

Legal: **PL NWS1791 LT 9 DL 78 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **None**
 Features Incl:

Site Influences: **Central Location, Private Yard**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17'6 X 10'						
Main F.	Kitchen	14'6 X 8'						
Main F.	Dining	9' X 8'						
Main F.	Laundry	6' X 5'						
Above	Master Bedroom	15' X 10'8						
Above	Bedroom	11'8 X 9'2						
Above	Bedroom	11'4 X 7'7						
Below	Recreation Room	16'5 X 13'						
Below	Kitchen	16' X 9'						

Floor Area (SqFt):	Total # Rooms:	9	Bathrooms:
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	Bsmt Height:		3 2 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	Restricted Age:		4 4 Piece; Ensuite: N; Level: Below
Total Finished Floor Area:	# Pets / Cats; Dogs:		5 ; Ensuite: N
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

Convenient location, 1 block to Holdem Skytrain, close to Shopping & Schools! End unit. Some updates in past 8 yrs, kitchen upgraded with newer cabinets & counters. Fully finished walk out basement with kitchen & separate entrance. Unauthorized bachelor suite currently rented for \$650, per month. Private treed setting! 5 minutes to Brentwood & Lougheed Mall! 100% rentals allowed!