



Presented by:
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Burnaby North, Simon Fraser Hills **MLS# V828121** Residential Attached
2945 ARGO PL, V3J 7G2 **Active**



List Price:	\$199,900	Previous Price:	\$209,500
		Original Price:	\$209,500
Subdiv/Complex:		Approx Yr Blt:	1975
Frontage:		Age at List Date:	35
Depth/Size:		Bedrooms:	1
Lot SqFt:	0	Bathrooms:	1
Exposure:		Full Baths:	1
Stories in Bldg:		Half Baths:	0
Flood Plain:		Tax Incl Utilis:	Yes
Meas. Type:			
Fixtures Lsd:			
Fixt Removed:			
View:	N		

Style of Home:	1 Storey	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Carport; Single		
Exterior:	Wood	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to School/Bus:	
Type of Roof:	Asphalt			Total Units in Strata:	
Renovations:		Locker:	No		
Flooring:	Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Forced Air, Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	0	Mortgage Info:	\$0		
Fireplace Fuel:		Property Disclosure:	Y		
Outdoor Area:	Patio(s)	Bylaw Restrictions:	No Restrictions		
Mngmt Co:	STRATAWEST				
Mngmt Ph:	604-904-9595	Maint Fee:	\$247.88		

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

Legal: **PL NWS313 LT 53 DL 6/56 LD 36 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Pool; Outdoor**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security System, Smoke Alarm**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'3 X 11'3						
Main F.	Dining	11'3 X 6'9						
Main F.	Kitchen	11'3 X 7'						
Main F.	Bedroom	13'6 X 10'6						
Main F.	Storage	6' X 5'						
Main F.	Walk-In Closet	5' X 5'						

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:		
Unfinished Floor Area:	# or % Rentals:		
Grand Total Floor Area:			

Listing Broker(s): **(1) RE/MAX Central, (2) RE/MAX Central**

Totally renovated in 2003. Shows very well. Argo Place is close to High School, SFU, Skytrain, Lougheed Mall & situated in a quiet forest setting. Outdoor Salt Water Pool. There is ample guest parking & there are no rental or pet restrictions.