



Presented by:  
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 Re/Max Central  
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Middlegate BS, Burnaby South  
**# 304 6833 VILLAGE GR**

**MLS # V671636**

Residential Attached  
**Active**



List Price: **\$319,000**

Previous Price:		Subdiv/Complex:	<b>CARMEL</b>	Type:	<b>Apartment Unit</b>
Original Price:	<b>\$319,000</b>	View:	<b>Yes; SOUTHWEST</b>	Approx Yr Bilt:	<b>2000</b>
Frontage:	<b>0.00</b>	Postal Code:	<b>V5E 4M1</b>	Age at List Date:	<b>7</b>
Depth/Size:				Zoning:	<b>CDRM3</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>	Taxes:	<b>\$1,730 / 2007</b>
Exposure:	<b>SW</b>	Bathrooms:	<b>2</b>	Gst Incl:	
Stories in Bldg:		Full Baths:	<b>2</b>	Apprvl Reqd:	
Flood Plain:		Half Baths:	<b>0</b>	Occupancy:	<b>Owner</b>
Meas. Type:	<b>Imperial</b>			Tax Incl Utills:	
Fixtures Lsd:					
Fixt Removed:					

Style of Home:	<b>Corner Unit / End Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Frame - Wood</b>	Parking Stall #:	<b>31,100</b>	Parking Stall Owned:	
Foundation:	<b>Concrete Perimeter</b>	Parking Access:			
Exterior:	<b>Mixed</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:	<b>Yes</b>				
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	<b>Tile / Other</b>	Locker:	<b>Yes</b>	Locker #:	
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric / Natural Gas</b>	Title to Land:	<b>Freehold NonStrata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:	<b>Gas - Natural</b>	Mortgage Info:	<b>0 -</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>/ Yes</b>		
Mngmt Co/Phone:	<b>STRATACO / 604-294-4141</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>		
Mo. Maint Charge:	<b>\$219.50</b>				

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

Legal: **PL LMS4123 LT 37 DL 96 LD 37** PID: **024-733-768**  
 Amenities: **In Suite Laundry**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11' X 9'1						
Main F.	Dining	6'2 X 6'						
Main F.	Kitchen	9'1 X 8'9						
Main F.	Master Bedroom	11'5 X 10'10						
Main F.	Walk-In Closet	6' X 4'						
Main F.	Bedroom	10' X 8'6						

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

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

**Built w/Rainscreen Technology by Award Winning Adera! Quiet yet convenient location! SW exposure w/ spectacular view! Corner unit! Bright open floor plan w/ large living room w/ gas F/P, 2 bdrms on opposite sides, 2 baths, bay windows, black appliances, 2 covered balconies, security system, crown moulding, insuite storage w/additional underground storage and 2 parking! Just blocks to new Highgate shopping Centre & short walk to Edmonds Skytrain Station. Pet friendly problem free. WARRANTY! Open house October 6 & 7, 2 to 4pm.**