



Presented by:
Sophia Gee
 Re/Max Central
 Cell: 604-760-1900
 Email: sophiagee@shaw.ca
 Website: www.sophiagee.com



Burnaby South, Highgate Residential Attached
307 7383 GRIFFITHS DR, V5E 4M8 **MLS# V838336** **Active**



List Price:	\$299,000	Previous Price:	
		Original Price:	\$299,000
Subdiv/Complex: EIGHTEEN TREES			
Frontage:		Approx Yr Blt:	2000
Depth/Size:		PID:	024-793-485
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	W	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,740 (2009)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Req:	
Fixt Removed:			
View:			

Style of Home:	Inside Unit	Total Parking:		Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Vinyl	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to School/Bus:	
Type of Roof:	Asphalt	Units in Development:	62	Total Units in Strata:	
Renovations:		Locker:	Yes		
Flooring:	Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	\$0		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	Y		
Outdoor Area:	Balcony(s)	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co:	BAYWEST				
Mngmt Ph:	604-257-0325	Maint Fee:	\$175.00		

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

Legal: **PL LMS4178 LT 28 DL 96 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Elevator**
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13'8 X 10'6						
Main F.	Kitchen	12'2 X 7'9						
Main F.	Dining	9' X 8'10						
Main F.	Master Bedroom	13'7 X 10'7						
Main F.	Den	9'6 X 9'6						
Main F.	Storage	6' X 4'						

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	2
Finished Floor Area Down:	Bsmt Height:		3
Finished Floor Area Bsmt:	Restricted Age:		4
Total Finished Floor Area:	# Pets / Cats; Dogs:		5
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

Gold Georgie award winning, Eighteen trees! Surrounded by mature evergreens with lush and private green space! Bright one bedroom with open den home located on the quiet side with Western exposure! . Open floor plan with a good size living room with gas fireplace, formal dining room and gourmet kitchen with loads of cupboard and counterspace. Bonus 6 x 5 ensuite storage room plus additional underground storage! Also 2 parking stalls and security system Low monthly maintenance fees of approximately \$175 which includes gas and hotwater. Problem free building built with rainscreen technology! Central location, steps to skytrain, Highgate shopping center, parks, schools! Gorgeous!!