



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



South Slope, Burnaby South **MLS # V674972** Residential Attached
4 7428 SOUTHWYNDE AV **Active**



List Price: **\$379,900**

Previous Price: Original Price: **\$379,900** Subdiv/Complex: **LEDGESTONE 2**
 View:
 Frontage: Depth/Size: Lot SqFt: **0** Exposure: **W** Bedrooms: **2** Bathrooms: **2** Full Baths: **2** Half Baths: **0** Type: **Townhouse**
 Approx Yr Blt: **2005** Age at List Date: **2** Zoning: **MT** Taxes: **\$1,842 / 2007**
 Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed: Occupancy: **Owner**
 Tax Incl Utills:

Style of Home: **End Unit / Ground Level Unit** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: **18** Parking Stall Owned:
 Foundation: **Concrete Block** Parking Access:
 Exterior: **Vinyl** Parking Facilities: **Garage; Underground**
 Rain Screen: **Yes** Dist to Public Trans: **3 BLKS** Dist to School/Bus: **3 BLKS**
 Type of Roof: **Asphalt** Units in Development: Locker: **Yes** Locker #: **43**
 Renovations: Reno Year: Possession: Title to Land: **Freehold Strata**
 Flooring: **Wall/Wall/Mixed** Seller's Interest: **Registered Owner**
 Water Supply: **City/Municipal** Mortgage Info: **0 -**
 Heat/Fuel: **Electric** Property Disclosure: **/ Yes**
 No. of Fireplaces: **1** R/I Fireplaces: Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**
 Fireplace Fuel: **Electric**
 Outdoor Area: **Patio(s)**
 Mngmt Co/Phone: **SOUTHVIEW PROPERTY MGMT / 604-270-8811**
 Mo. Maint Charge: **\$121.00**

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

Legal: **PLAN# BCS 1356 LOT 4 DL 171 LD 36** PID: **026-319-551**
 Amenities: **In Suite Laundry, Storage**
 Features Incl:
 Site Influences: **Central Location, Private Setting, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	16'4 X 13'3						
Main F.	Dining	9' X 8'6						
Main F.	Kitchen	8' X 8'						
Main F.	Master Bedroom	13' X 11'6						
Main F.	Walk-In Closet	8'2 X 4'6						
Main F.	Bedroom	9'7 X 9'						

Floor Area (SqFt): Total # Rooms: **6** **Bathrooms:**
 Finished Floor Area Main: **910** Finished Levels: **1** 1 **4 Piece; Ensuite: Y; Level: Main F.**
 Finished Floor Area Up: **0** Basement Area: **None** 2 **3 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Down: **0** Bsmt Height: 3
 Finished Floor Area Bsmt: **0** Restricted Age: 4
 Total Finished Floor Area: **910** # Pets; Cats; Dogs: **2; Cats: Yes; Dogs: Yes** 5
 Unfinished Floor Area: **0** # or % Rentals: **6#** 6
 Grand Total Floor Area: **910** 7
 8

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

Better than new. NO GST! 910 sf of luxury living! Huge 300 sf patio! Fab new subdivision, 3 blks to skytrain, elem & secondary schools & Choices market. Relaxing & peaceful surrounded by 3 sides of parkland! Pet Friendly. PROBLEM FREE, WARRANTY!