



Presented by:
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Middlegate BS, Burnaby South Residential Attached
4 6577 SOUTHOAKS CR **MLS # V642655** **Active**

List Price: \$349,900	
Previous Price:	Subdiv/Complex: TUDOR GROVE NORTH
Original Price: \$349,900	View:
Frontage:	Postal Code: V5E 4J9
Depth/Size:	Type: Townhouse
Lot SqFt: 0	Approx Yr Blt: 1996
Exposure:	Age at List Date: 11
Stories in Bldg:	Zoning: CDRM3
Flood Plain:	Taxes: \$1,782 / 2006
Meas. Type:	Gst Incl:
Fixtures Lsd: No	Bedrooms: 2
Fixt Removed:	Bathrooms: 2
	Full Baths: 1
	Half Baths: 1
	Apprvl Reqd:
	Occupancy: Owner
	Tax Incl Utilities: N

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Stall #:	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access:	
Exterior: Other	Parking Facilities: Garage; Underground	
Rain Screen:		
Type of Roof: Asphalt	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring:	Locker:	Locker #:
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric / Natural Gas	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
R/I Fireplaces:	Mortgage Info: 0 -	
Fireplace Fuel: Gas - Natural	Property Disclosure: / Yes	
Outdoor Area: Patio(s) / Rooftop Deck	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Co/Phone:		
Mo. Maint Charge: \$260.00		

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

Legal: **PLAN # LMS2487 LT 4 DL 96 LD 37** PID: **023-494-387**
 Amenities: **In Suite Laundry**
 Features Incl:

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 9'7						
Main F.	Dining	10'8 X 9'						
Main F.	Kitchen	12' X 10'10						
Main F.	Entrance Hall	6'9 X 3'6						
Above	Master Bedroom	12' X 12'						
Above	Bedroom	11'5 X 9'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms:
Finished Floor Area Main: 543	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 607	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0	Bsmt Height:	3 0 Piece; Ensuite: N
Finished Floor Area Bsmt: 0	Restricted Age:	4
Total Finished Floor Area: 1,150	# Pets: Cats: Dogs:	5
Unfinished Floor Area: 0	# or % Rentals:	6
Grand Total Floor Area: 1,150		7
		8

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

Built by Award winning Adern! BRIGHT! 1150sf of luxury living! Efficiently designed w/2 bedrooms, 2 baths, bay windows, gas fireplace, patio and bonus: roof top deck, fantastic views of the mountains and Richmond! Loads of upgrades which include real hardwood floors, newer paint, some newer blinds, built in alarm system, newer light fixtures, ceiling fans, built in shelving, crown molding plus much more! Insuite storage plus additional underground storage. 2 parking! Pet friendly! PROBLEM FREE!