



Presented by:  
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Burnaby South, Highgate Residential Attached  
**# 409 6833 VILLAGE GR, V5E 4M1** **MLS# V835648** **Active**



List Price:	<b>\$229,000</b>	Previous Price:	
		Original Price:	<b>\$229,000</b>
Subdiv/Complex: <b>CARMEL</b>			
Frontage:		Approx Yr Blt:	<b>2001</b>
Depth/Size:		Age at List Date:	<b>9</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>1</b>
Exposure:		Bathrooms:	<b>1</b>
Stories in Bldg:	<b>4</b>	Full Baths:	<b>1</b>
Flood Plain:		Half Baths:	<b>0</b>
Meas. Type:		Tax Incl Utilis:	<b>No</b>
Fixtures Lsd:			
Fixt Removed:			
View:			
		PID:	<b>024-734-039</b>
		Type:	<b>Apartment/Condo</b>
		Zoning:	<b>CDRM3</b>
		Taxes:	<b>\$1,377 (2009)</b>
		Gst Incl:	
		Apprvl Reqcd:	

Style of Home:	<b>Penthouse</b>	Total Parking:		Covered Parking:	<b>1</b>
Construction:	<b>Frame - Wood</b>	Parking Access:			
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage; Underground</b>		
Exterior:	<b>Mixed, Vinyl</b>				
Rain Screen:	<b>Full</b>	R/I Plumbing:			
Type of Roof:	<b>Asphalt</b>	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	<b>Completely</b>	Units in Development:		Total Units in Strata:	<b>79</b>
Flooring:	<b>Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:		Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y - Y</b>		
Mngmt Co:	<b>STRATACO</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed w/Restrictions</b>		
Mngmt Ph:	<b>604-294-4141</b>	Maint Fee:	<b>\$157.00</b>		

Maint Charge Incl: **Gardening, Garbage Pickup, Hot Water, Management**

Legal: **PL LMS4123 LT 64 DL 96 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Bike Room, Elevator, In Suite Laundry**

Features Incl:  
 Site Influences: **Central Location, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'3 X 10'3						
Main F.	Kitchen	12' X 7'7						
Main F.	Dining	9'4 X 7'11						
Main F.	Bedroom	11'8 X 10'4						

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

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

**Built by Award winning Adera! Top Floor!! Efficiently designed with open kitchen to living & dining rooms. COMPLETELY RENOVATED!! Laminated floors, ceramic tiled kitchen and bathroom, granite counters, glass tiled backsplash, designer paint and walk in closet in the bedroom! STUNNING! Low maintenance fees of approximately \$157.00 per month. Pet friendly, rental friendly! Huge balcony facing pleasant views! Barbeques allowed! Great investment, can be rented for \$900 - \$950 per month! Walking distance to Skytrain, Highgate shopping centre, parks. Easy access to highways and bridges!**