



Presented by:  
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Middlegate BS, Burnaby South **MLS # V631603** Residential Attached  
**# TH5 6659 SOUTHOAKS CR** **Active**



List Price: **\$499,000**

Previous Price: Original Price: **\$499,000** Subdiv/Complex: **GEMINI II**  
 View: Frontage: Depth/Size: Lot SqFt: **0** Exposure: **S** Bedrooms: **3** Bathrooms: **3** Full Baths: **2** Half Baths: **1** Meas. Type: **Imperial** Fixtures Lsd: Fixt Removed:

Postal Code: **V5E 4M9** Type: **Townhouse** Approx Yr Blt: **2003** Age at List Date: **4** Zoning: **STRATA** Taxes: **\$2,847 / 2006** Gst Incl: Apprvl Reqd: Occupancy: **Owner** Tax Incl Utilities:

Style of Home: **2 Storey** Total Parking: **2** Covered Parking: **2**  
 Construction: **Concrete / Concrete Frame** Parking Stall #: **41,42** Parking Stall Owned:  
 Foundation: **Concrete Perimeter** Parking Access: Parking Facilities: **Garage; Underground**  
 Exterior: **Concrete / Stucco** Dist to Public Trans: **1 BLK** Dist to School/Bus:  
 Rain Screen: Type of Roof: **Tar & Gravel** Units in Development: Total Units in Strata:  
 Renovations: Reno Year: Locker: **No** Locker #:  
 Flooring: **Wall/Wall/Mixed** Possession: Title to Land: **Freehold Strata**  
 Water Supply: **City/Municipal** Seller's Interest: **Registered Owner**  
 Heat/Fuel: **Electric / Natural Gas** Mortgage Info: **0 -**  
 No. of Fireplaces: **1** R/I Fireplaces: Property Disclosure: **/ Yes**  
 Fireplace Fuel: **Gas - Natural** Bylaw Restrictions: **Pets Allowed w/Rest.**  
 Outdoor Area: **Patio(s)**  
 Mngmt Co/Phone: **VANCOUVER CONDOMINIUM / 604-684-6291**  
 Mo. Maint Charge: **\$355.00**

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

Legal: **BCS304 LT 2 DL 96 LD 37 PID 025 623 311** PID: **023-623-311**  
 Amenities: **Bike Room, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub, Tennis Court(s)**  
 Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'9 X 11'						
Main F.	Dining	11'7 X 8'5						
Main F.	Kitchen	7'8 X 11'4						
Above	Master Bedroom	17'7 X 9'1						
Above	Bedroom	10'8 X 9'						
Above	Bedroom	9' X 8'						
Main F.	Family Room	10' X 10'8						

**Floor Area (SqFt):** Total # Rooms: **7** **Bathrooms:**  
 Finished Floor Area Main: **700** Finished Levels: **2** 1 **2 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Area Up: **696** Basement Area: **None** 2 **4 Piece; Ensuite: Y; Level: Above**  
 Finished Floor Area Down: **0** Bsmt Height: 3 **4 Piece; Ensuite: N; Level: Above**  
 Finished Floor Area Bsmt: **0** Restricted Age: 4  
 Total Finished Floor Area: **1,396** # Pets: Cats: Dogs: 5  
 Unfinished Floor Area: **0** # or % Rentals: 6  
 Grand Total Floor Area: **1,396** 7  
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Listing Broker(s): **(1) RE/MAX Central**

**Built by Award winning Appia. CONCRETE! 2 levels of luxury living! 3 bdrms, 2.5 baths, 2 parking, 2 patios. Southern exposure! Central location, close to New Highgate shopping, transportation, 10 min to Metrotown. WARRANTY, pet friendly!**