



Presented by:
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Burnaby South, Highgate Residential Attached
13 6577 SOUTHOAKS CR, V5E 4J9 **MLS# V906079** **Active**



List Price:	\$279,000	Previous Price:	
		Original Price:	\$279,000
Subdiv/Complex: TUDOR GROVE NORTH			
Frontage:		Approx Yr Blt:	1996
Depth/Size:		PID:	023-494-476
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,627 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Req'd:	
Fixt Removed:			
View:	N		

Style of Home:	Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Asphalt	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	56	Total Units in Strata:	
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s) & Deck(s)	Property Disclosure:	Y		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Rentals Not Allowed		
Mngmt Ph:	604-714-6381	Maint Fee:	\$230.00		

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

Legal: **PL LMS2487 LT 13 DL 96 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'						
Main F.	Kitchen	8' X 7'						
Main F.	Dining	8' X 7'						
Main F.	Master Bedroom	13' X 11'						
Main F.	Bedroom	10' X 7'4						
Main F.	Entrance Hall	4' X 3'						

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 ; Ensuite: N
Finished Floor Area Down:			3 ; Ensuite: N
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:	1	7
Grand Total Floor Area:			8

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

"Tudor Grove" quality built by Adera & very well maintained complex. Open floor plan, living room with cozy gas fireplace and mantle, dining area and open kitchen. Ground level townhome features front and back patio. Near Highgate Mall & Metrotown. Pet friendly and an owner occupied complex only, no rentals.