



Presented by:  
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 Re/Max Central  
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Middlegate BS, Burnaby South **MLS # V635008** Residential Attached  
**# 416 6833 VILLAGE GR** **Active**

List Price: **\$279,000**

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Previous Price: Subdiv/Complex: **CARMEL**  
 Original Price: **\$279,000** View:  
 Frontage: Postal Code: **V5E 4M1** Type: **1/2 Duplex**  
 Depth/Size: Approx Yr Blt: **2000**  
 Lot SqFt: **0** Age at List Date: **7**  
 Exposure: **SE** Bedrooms: **2** Zoning: **CDRM3**  
 Stories in Bldg: Bathrooms: **1** Taxes: **\$1,695 / 2006**  
 Flood Plain: Full Baths: **1** Gst Incl:  
 Meas. Type: **Imperial** Half Baths: **0** Apprvl Reqd:  
 Fixtures Lsd: Occupancy: **Owner**  
 Fixt Removed: Tax Incl Utilities:

Style of Home: **Penthouse** Total Parking: Covered Parking: **2**  
 Construction: **Frame - Wood** Parking Stall #: Parking Stall Owned:  
 Foundation: **Concrete Perimeter** Parking Access:  
 Exterior: **Vinyl / Wood** Parking Facilities: **Garage; Underground**  
 Rain Screen: **Yes**  
 Type of Roof: **Asphalt** Dist to Public Trans: Dist to School/Bus:  
 Renovations: Reno Year: Units in Development: Total Units in Strata: **60**  
 Flooring: **Wall/Wall/Mixed** Locker: **No** Locker #:  
 Water Supply: **City/Municipal** Possession:  
 Heat/Fuel: **Electric / Natural Gas** 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: **Balcony(s)** Property Disclosure: **/ Yes**  
 Mngmt Co/Phone: **STRATACO / 604-294-4141** Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**  
 Mo. Maint Charge: **\$210.00**

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

Legal: **PL LMS4123 LT 71 DL 96 LD 37** PID: **024-734-101**  
 Amenities: **In Suite Laundry**  
 Features Incl:  
 Site Influences: **Central Location, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 11'						
Main F.	Dining	12' X 8'						
Main F.	Kitchen	9' X 8'						
Main F.	Master Bedroom	11' X 11'						
Main F.	Bedroom	10' X 8'						
Main F.	Storage	0' X 0'						

**Floor Area (SqFt):** Total # Rooms: **6** **Bathrooms:**  
 Finished Floor Area Main: **784** Finished Levels: **1** **1 4 Piece; Ensuite: N; Level: Main F.**  
 Finished Floor Area Up: **0** Basement Area: **None** 2  
 Finished Floor Area Down: **0** 3  
 Finished Floor Area Bsmt: **0** Bsmt Height: 4  
 Total Finished Floor Area: **784** Restricted Age: 5  
 Unfinished Floor Area: **0** # Pets; Cats; Dogs: **2** 6  
 Grand Total Floor Area: **784** # or % Rentals: 7  
 8

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

**Adera built! BRIGHT! SE exposure into peaceful greenbelt. Top floor, 2 bdrms on opposite sides, vaulted sides, vaulted ceiling, bay window, stainless steel appliances, gas F/P, good size covered balcony, 2 parking, pet friendly! PROBLEM FREE! WARRANTY!**