



Presented by:
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Burnaby South, Highgate
6 7071 EDMONDS ST, V3N 1A3

MLS# V907058

Residential Attached
Active



List Price:	\$365,000	Previous Price:	
		Original Price:	\$365,000
Subdiv/Complex: ASHBURY			
Frontage:		Approx Yr Blt:	1999
Depth/Size:		PID:	024-492-396
Lot SqFt:	0	Type:	Townhouse
Exposure:	S	Zoning:	STRATA
Stories in Bldg:		Taxes:	\$1,849 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	Yes
Fixtures Lsd:		Apprvl Reqd:	
Fixt Removed:			
View:	N		

Style of Home:	2 Storey	Total Parking:		Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Double		
Exterior:	Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:	73	Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Patio(s)				
		Property Disclosure:	Y		
Mngmt Co:	CROSBY	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	604-683-8900	Maint Fee:	\$203.00		

Maint Charge Incl: **Gardening, Garbage Pickup, Gas, Management**

Legal: **PL LMS3862 LT 7 DL 95 LD 36 THE STRATA LOT AS SHOWN ON FORM 1.**
 Amenities: **Bike Room, In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'5 X 11'1						
Main F.	Kitchen	7'11 X 7'10						
Main F.	Dining	7' X 5'6						
Main F.	Entrance Hall	5' X 5'						
Above	Master Bedroom	14'1 X 11'1						
Above	Walk-In Closet	4' X 3'9						
Above	Bedroom	9'8 X 9'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms:
Finished Floor Area Main:	Finished Levels:	2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 ; Ensuite: N
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	1 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:	15	7
Grand Total Floor Area:			8

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

Prestigious High gate/Edmonds neighbourhood! Stunning designer suite! 2 levels, 2 bedrooms, 1.5 baths and 884 sq. ft of luxury living! Close to skytrain, Highgate Village, Elementary and secondary schools and Ron McLean Park! Completely renovated with designer paint, high quality Espresso laminated floors, some light fixtures, gas fireplace and breakfast bar! Direct street access, street parking, underground parking. Insite storage plus additional underground storage. Problem free! Pet friendly! Too many features to list...Must be seen to believe! Open house Sunday, August 28th, 1pm - 4pm