



Presented by:
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 Re/Max Central
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Middlegate BS, Burnaby South **MLS # V627027** Residential Attached
7320 HAWTHORNE TE **Active**

No Photo Available

List Price:	\$345,000		
Previous Price:	Subdiv/Complex:	MONTERAY	
Original Price:	View:	Yes; VIEW	
Frontage:	Postal Code:	V5E 4M4	
Depth/Size:	Type:	Townhouse	
Lot SqFt:	Approx Yr Blt:	1999	
Exposure:	Age at List Date:	8	
Stories in Bldg:	Zoning:	CDRM3	
Flood Plain:	Taxes:	\$1,920 / 2006	
Meas. Type:	Gst Incl:		
Fixtures Lsd:	Apprvl Reqd:		
Fixt Removed:	Occupancy:	Owner	
	Tax Incl Utilities:		

Style of Home:	2 Storey / Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Vinyl	Parking Facilities:	Garage; Underground		
Rain Screen:	Yes	Dist to Public Trans:		Dist to School/Bus:	
Type of Roof:	Asphalt	Units in Development:		Total Units in Strata:	
Renovations:		Locker:	Yes	Locker #:	
Flooring:	Laminate / Wall/Wall/Mixed	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Baseboard / Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Rooftop Deck	Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	SOUTHVIEW / 604-270-8811				
Mo. Maint Charge:	\$172.00				

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

Legal: **PL LMS4262 LT 67 DL 96 LD 37** PID: **024-997-544**

Amenities: **In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 12'						
Main F.	Dining	9'3 X 7'						
Main F.	Kitchen	10' X 8'3						
Above	Master Bedroom	12' X 10'3						
Above	Bedroom	11' X 8'8						
Above	Walk-In Closet	5' X 5'						

Floor Area (SqFt):	Total # Rooms:	6	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:	Bsmt Height:		3
Finished Floor Area Bsmt:	Restricted Age:		4
Total Finished Floor Area:	# Pets; Cats; Dogs:		5
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

BRIGHT! SOUTH FACING! 1015 sf of lux living! Loads of upgrades incl designer paint, laminated flrs, sec system, inste storage w/additional storage, B/I shelving. Pet friendly, PROBLEM FREE! WARRANTY! BONUS 300 sf roof top deck w/AWESOME VW.