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Compliments Of:
SOPHIA GEE Cell: 604-760-1900
RE/MAX CENTRAL Phone: 604-433-2211
E-mail: sophiagee@shaw.ca

Address:	**7337 HAWTHORNE TE, V5E 4N1**		
Sub Area:	**Middlegate BS**		
Area:	**Burnaby South**		
Type:	**Residential Attached**		
Price:	**$439,000**		
Taxes:	**$2,197**	MLS#:	**V573983**
Frontage:		Status:	**Active**
Depth/Area:		Year Built:	**2001**
Meas. Type:		Basement:	**Part, Fully Finished**
Bedrooms:	**3**		
Bathrooms:	**3**		
Dwell. Type:	**Townhouse**		

Construction:	**Concrete**	Lot Size (SF):	**0.0**
Foundation:	**Concrete Perimeter**	Total # of Rooms:	**8**
Exterior:	**Wood**	Zoning:	**RM1**
Roof:	**Asphalt**	Possession:	
Flooring:	**Hardwood, Mixed**	If New, GST Included?:	
Style of Home:	**2 Storey w/Bsmt.**	Vendor Interest:	**Registered Owner**
Exposure:		Title To Land:	**Freehold Strata**
View:		Income Date:	
Levels:	**3**	Gross Income:	
Renovations:		Less Operating Expenses:	
Rainscreen:		Net Income:	
Fuel/Heating:	**Electric**	Distance To Schools:	**CLOSE**
Water Supply:	**City/Municipal**	Distance To Transit:	**CLOSE**
Services Connected:	**Electricity, Natural Gas**	Mortgage Message:	
R/I Plumbing:		**Condo Information**	
Fireplace:	**1**	Approval Required:	
R/I Fireplace:		Bylaw Restrictions:	**No Restrictions**
Fireplace Fuel:	**Gas - Natural**	Maintenance Charge:	**$144.33**
Outdoor Area:	**Sundeck(s)**	Maintenance Includes:	**Garbage Pickup, Management**
PAD Rental:			
Flood Plain:	**No**		
Disclosure Statement:	**Y**		

Amenities:	**In Suite Laundry**				
Features Included:	**Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**				
Site Influences:	**CENTR, Recreation Nearby, Shopping Nearby**				
Parking Facilities:	**Garage, Double**	Access: **Front**	Covered: **2**	Total: **2**	
Outbuildings:					
Municipal Charges:	Garb:	Water:	Dyking:	Cable Service:	Other:

Main	**Basement**
Living Rm...12'8 x 10'	Rec. Rm.....22'10 x 14'8
Dining.....11'2 x 8'2	
Kitchen.....10'6 x 9'2	
Family Rm...11'4 x 10'6	
Above Main	
Master Bdrm.11'2 x 10'6	
Bedroom.....10'3 x 8'4	
Bedroom.....9'6 x 8'9	

Fin. Area:	**1562**
Unfin. Area:	**0**
Main:	**615**
Above:	**607**
Below:	**0**
Bsmt:	**340**

Listing Broker: **Re/Max Central**

Berkley at the Village Green, Adera built, top quality large 3 bedroom, family r oom plus basement townhome. Big 2 car attached garage, upgraded Maple H/W floors , crown moulding, walk to skytrain, bus transit & Highgate Mall, mins toMetrotown.

Download Date: 02/06/2006

ALL MEASUREMENTS ARE APPROXIMATE
The above information is provided by members of the MLSLink Boards and is from sources believed reliable but should not be relied upon without verification. The MLSLink Boards assume no responsibility for its accuracy. Not intended to solicit already listed properties.