



Presented by:
Sophia Gee
 Re/Max Central
 Email: sophiagee@shaw.ca
 Cell: 604-760-1900



Middlegate BS, Burnaby South **MLS # V645320** Residential Attached
7339 MAGNOLIA TE **Active**

List Price:	\$349,900		
Previous Price:	Subdiv/Complex:	MONTERAY	
Original Price:	View:	No	
Frontage:	Postal Code:	V5E 4M3	Type:
Depth/Size:			Townhouse
Lot SqFt:			Approx Yr Blt:
Exposure:	Bedrooms:	2	1999
Stories in Bldg:	Bathrooms:	2	Age at List Date:
Flood Plain:	Full Baths:	1	8
Meas. Type:	Half Baths:	1	Zoning:
Fixtures Lsd:			CDRM3
Fixt Removed:			Taxes:
			\$1,938 / 2006
			Gst Incl:
			No
			Apprvl Reqd:
			Owner
			Occupancy:
			Owner
			Tax Incl Utls:
			N

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Mixed	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:	TBA		
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Electric / Natural Gas	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Gas - Natural	Property Disclosure:	/ Yes		
Outdoor Area:	Fenced Yard	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	SOUTHVIEW / 604-270-8811				
Mo. Maint Charge:	\$158.75				

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

Legal: **PLAN #LMS4262 LOT 24 DL 96 LD 37** PID: **024-855-456**
 Amenities: **None**
 Features Incl:

Site Influences: **Central Location, Gated Complex, Private Setting, Private Yard, Shopping Nearby, Treed**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	13' X 10'6"						
Main F.	Dining	8'6 X 8'						
Main F.	Kitchen	7'1 X 7'6"						
Above	Master Bedroom	12'3 X 11'6"						
Above	Bedroom	9'6 X 9'						
Above	Walk-In Closet	4'1 X 4'5"						

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:	2	5
Unfinished Floor Area:	# or % Rentals:		6
Grand Total Floor Area:			7
			8

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

Award winning Adera! Open floor plan w/kitchen overlooking lvg & dng rm, 2 bdrms, 1.5 baths, vaulted ceiling in Master, w/i closet, lam flrs. Inste storage plus add. underground storage. Bonus: 300 sq ft fenced yard! WARRANTY! PROBLEM FREE!