



Presented by:
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Middlegate BS, Burnaby South **MLS # V652743** Residential Attached
7362 SALISBURY AV **Active**



List Price: **\$419,000**

Previous Price: Original Price: **\$419,000**

Subdiv/Complex: **BOTANICA**
 View: **No**
 Postal Code: **V5E 3A3**

Type: **Townhouse**
 Approx Yr Blt: **2003**
 Age at List Date: **4**
 Zoning: **STRATA**
 Taxes: **\$2,412 / 2006**
 Gst Incl: **No**
 Apprvl Reqd: **Owner**
 Occupancy: **Owner**
 Tax Incl Utills: **N**

Frontage: **0**
 Depth/Size: **0**
 Lot SqFt: **0**
 Exposure: **0**
 Stories in Bldg: **3**
 Bedrooms: **3**
 Bathrooms: **2**
 Full Baths: **2**
 Flood Plain: **0**
 Meas. Type: **0**
 Half Baths: **0**
 Fixtures Lsd: **0**
 Fixt Removed: **0**

Style of Home: **2 Storey**
 Construction: **Frame - Wood**
 Foundation: **Concrete Perimeter**
 Exterior: **Mixed**
 Rain Screen: **Asphalt**
 Type of Roof: **Asphalt**
 Renovations: **Hardwood / Mixed / Tile**
 Flooring: **City/Municipal**
 Water Supply: **Electric**
 Heat/Fuel: **Electric**
 No. of Fireplaces: **1**
 R/I Fireplaces: **Electric**
 Fireplace Fuel: **Electric**
 Outdoor Area: **Fenced Yard / Patio(s)**

Total Parking: **2**
 Covered Parking: **2**
 Parking Stall #: **69,70**
 Parking Stall Owned:
 Parking Access:
 Parking Facilities: **Garage; Underground**

Mngmt Co/Phone: **CROSBY / 604-683-8900**
 Mo. Maint Charge: **\$302.00**

Property Disclosure: **/ Yes**
 Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allowed w/Restrictions**

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

Legal: **PL BCS805 LT 9 DL 95 LD 37** PID: **025-927-159**
 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	14'4 X 11'7						
Main F.	Dining	12'3 X 10'10						
Main F.	Kitchen	14'1 X 12'3						
Main F.	Eating Area	0' X 0'						
Above	Master Bedroom	11' X 10'10						
Above	Bedroom	10'8 X 8'9						
Above	Bedroom	9'5 X 9'						

Floor Area (SqFt):

Finished Floor Area Main:	610	Total # Rooms:	7	Bathrooms:
Finished Floor Area Up:	620	Finished Levels:	2	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0	Basement Area:	None	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt:	0	Bsmt Height:		3
Total Finished Floor Area:	1,230	Restricted Age:		4
Unfinished Floor Area:	0	# Pets; Cats; Dogs:		5
Grand Total Floor Area:	1,230	# or % Rentals:		6
				7
				8

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

Gorgeous! 1230 sf on 2 levels of lux living! No one above or below! 3 bdrms, 2 full baths, private front & fenced backyard! Features incl B/I security, some hardwood flrs, 2 parking, storage! Convenient location close to skytrain, schools & shopping!