



Presented by:
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Burnaby South, Highgate
7416 MAGNOLIA TE, V5E 4L1

MLS# V807608

Residential Attached
Active



List Price:	\$399,900	Previous Price:	
		Original Price:	\$399,900
Subdiv/Complex:	CAMARILLO		
Frontage:		Approx Yr Blt:	1999
Depth/Size:		Age at List Date:	11
Lot SqFt:	0	Bedrooms:	2
Exposure:		Bathrooms:	2
Stories in Bldg:		Full Baths:	1
Flood Plain:		Half Baths:	1
Meas. Type:		Tax Incl Utilis:	No
Fixtures Lsd:		PID:	024-304-956
Fixt Removed:		Type:	Townhouse
View:		Zoning:	STRATA
		Taxes:	\$1,971 (2009)
		Gst Incl:	
		Apprvl Reqcd:	

Style of Home:	2 Storey, Inside Unit	Total Parking:		Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl	R/I Plumbing:			
Rain Screen:		Reno Year:		Dist to Public Trans:	
Type of Roof:	Asphalt			Units in Development:	81
Renovations:				Locker:	No
Flooring:	Hardwood, Wall/Wall/Mixed			Possession:	
Water Supply:	City/Municipal			Title to Land:	Freehold Strata
Heat/Fuel:	Natural Gas			Seller's Interest:	Registered Owner
No. of Fireplaces:	1	R/I Fireplaces:		Mortgage Info:	\$0
Fireplace Fuel:	Gas - Natural			Property Disclosure:	Y
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)			Bylaw Restrictions:	Rentals Allowed
Mngmt Co:	RE/MAX PROPERTY MGMT				
Mngmt Ph:	604-841-2999	Maint Fee:	\$226.00		

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

Legal: **PL LMS3722 LT 18 DL 96 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Bike Room, In Suite Laundry**

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	12'6 X 10'2						
Main F.	Kitchen	9'6 X 7'6						
Main F.	Dining	11'7 X 7'4						
Main F.	Entrance Hall	4' X 4'						
Above	Master Bedroom	12' X 10'2						
Above	Bedroom	9'6 X 8'10						

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 / Cats: Yes; Dogs: Yes	5
Unfinished Floor Area:	# or % Rentals:	100	6
Grand Total Floor Area:			7
			8

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

Built by award winning ADERA. Located close to Skytrain, Highgate shopping, parks & schools. Private & secure courtyard entry facing west facing w/PRIVATE patio surrounded by shrubs for ultimate privacy. No neighbour up or down. This bright unit has a cozy natural gas fireplace & maple bay window seat in lvgrm, a functional kitchen w/ good cupboard space overlooking living rm, dining rm & separate eating area. Many updates include engineered hardwood flrs, granite counters, under cabinet lighting, black appliances, powder room w/ pedestal sink, jacuzzi tub, b/i alarm system, crown moulding & freshly painted. Pet friendly, problem free, Pro active strata & friendly neighbours in well run complex. Bonus 2 parking in secured garage.