



Presented by:
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Middlegate BS, Burnaby South **MLS # V631097** Residential Attached
7430 HAWTHORNE TE **Active**



List Price: **\$339,900**

Previous Price: Original Price: **\$339,900** Subdiv/Complex: **ROCKHILL**
 View: Frontage: Depth/Size: Lot SqFt: **0** Exposure: **W** Bedrooms: **2** Bathrooms: **2** Full Baths: **1** Half Baths: **1** Meas. Type: **Imperial** Fixtures Lsd: Fixt Removed:

Postal Code: **V5E 4K6** Type: **Townhouse**
 Approx Yr Blt: **1999** Age at List Date: **8** Zoning: **CDRM3** Taxes: **\$1,831 / 2006**
 Gst Incl: Apprvl Req: Occupancy: **Owner** Tax Incl Utilities:

Style of Home: **2 Storey** Total Parking: **1** Covered Parking: **1**
 Construction: **Frame - Wood** Parking Stall #: Parking Access: Parking Facilities: **Garage; Underground**
 Foundation: **Concrete Perimeter** Dist to Public Trans: Units in Development: Dist to School/Bus: Total Units in Strata: **81**
 Exterior: **Mixed** Locker: **No** Locker #: Renovations: Reno Year: Possession: Title to Land: **Freehold Strata**
 Type of Roof: **Asphalt** Seller's Interest: **Registered Owner** Mortgage Info: **0 -**
 Floorings: **Wall/Wall/Mixed** Property Disclosure: **/ Yes** Bylaw Restrictions: **Pets Allowed, Rentals Allowed w/Restrictions**
 Water Supply: **City/Municipal** Mngmt Co/Phone: **REMAX PROPERTY MGMT / 604-821-2999**
 Heat/Fuel: **Electric / Natural Gas** Mo. Maint Charge: **\$118.00**

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

Legal: **PL LMS3835 LT 42 DL 96 LD 37** PID: **024-452-211**
 Amenities: **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	11'4 X 8'3						
Main F.	Dining	8'8 X 7'6						
Main F.	Kitchen	8'4 X 8'1						
Main F.	Storage	11'7 X 3'0						
Above	Master Bedroom	11'8 X 11'2						
Above	Bedroom	11'1 X 8'9						
Above	Walk-In Closet	8'1 X 4'						

Floor Area (SqFt): Total # Rooms: **7** **Bathrooms:**
 Finished Floor Area Main: **458** Finished Levels: **2** 1 **2 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Up: **457** Basement Area: **None** 2 **4 Piece; Ensuite: N; Level: Above**
 Finished Floor Area Down: **0** Bsmt Height: 3
 Finished Floor Area Bsmt: **0** Restricted Age: 4
 Total Finished Floor Area: **915** # Pets; Cats; Dogs: **2; Cats: Yes; Dogs: Yes** 5
 Unfinished Floor Area: **0** # or % Rentals: **10%** 6
 Grand Total Floor Area: **915** 7
 8

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

BRIGHT! WEST FACING! Side by side twnhm, no one above or below! Eff. designed w/open kitchen to living rm, 2 bdrms, 1.5 baths, bay windows, vaulted ceiling in master, W/I closet, inste storage! BRIGHT & PRIVATE PATIO! Pet friendly. WARRANTY!