



Presented by:  
**Sophia Gee**  
 Re/Max Central  
 Email: [sophiagee@shaw.ca](mailto:sophiagee@shaw.ca)  
  
 Cell: 604-760-1900

Middlegate BS, Burnaby South Residential Attached  
**7471 MAGNOLIA TE** **MLS # V641026** **Active**

List Price: <b>\$449,000</b>	
Previous Price: Original Price: <b>\$449,000</b>	Subdiv/Complex: <b>ROCKHILL</b> View:
Frontage: Depth/Size: Lot SqFt: <b>0</b>	Postal Code: <b>V5E 4K8</b> Type: <b>Townhouse</b> Approx Yr Blt: <b>2000</b> Age at List Date: <b>7</b>
Exposure: Stories in Bldg: Flood Plain: Meas. Type: Fixtures Lsd: Fixt Removed:	Bedrooms: <b>3</b> Bathrooms: <b>2</b> Full Baths: <b>2</b> Half Baths: <b>0</b> Zoning: <b>CDRM3</b> Taxes: <b>\$2,195 / 2006</b> Gst Incl: Apprvl Reqd: Occupancy: <b>Owner</b> Tax Incl Utilities: <b>N</b>

Style of Home: <b>4 Level Split</b>	Total Parking: <b>2</b>	Covered Parking: <b>2</b>
Construction: <b>Frame - Wood</b>	Parking Stall #: <b>50 &amp; 101</b>	Parking Stall Owned:
Foundation: <b>Concrete Perimeter</b>	Parking Access:	Parking Facilities: <b>Garage; Underground</b>
Exterior: <b>Mixed</b>		
Rain Screen: <b>Yes</b>		
Type of Roof: <b>Asphalt</b>	Dist to Public Trans: <b>5 BLOCKS</b>	Dist to School/Bus:
Renovations: Reno Year:	Units in Development:	Total Units in Strata:
Flooring: <b>Laminate / Wall/Wall/Mixed</b>	Locker: <b>No</b>	Locker #:
Water Supply: <b>City/Municipal</b>	Possession:	
Heat/Fuel: <b>Electric / Natural Gas</b>	Title to Land: <b>Freehold Strata</b>	
No. of Fireplaces: <b>1</b> R/I Fireplaces:	Seller's Interest: <b>Registered Owner</b>	
Fireplace Fuel: <b>Gas - Natural</b>	Mortgage Info: <b>0 -</b>	
Outdoor Area: <b>Balcony(s) / Patio(s)</b>	Property Disclosure: <b>/ Yes</b>	
Mngmt Co/Phone: <b>RE/MAX PROPERTY MANAGEMENT / 604-821-2999</b>	Bylaw Restrictions: <b>Pets Allowed, Rentals Allowed w/Restrictions</b>	
Mo. Maint Charge: <b>\$188.00</b>		

Maint Charge Incl: **Gardening, Management**

Legal: **PL LMS3835 LT 14 DL 96 LD 37** PID: **024-451-932**

Amenities: **In Suite Laundry**

Features Incl:

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 9'3						
Main F.	Dining	10' X 7'						
Main F.	Kitchen	13'2 X 11'5						
Above	Master Bedroom	13'1 X 9'						
Above	Bedroom	13' X 9'						
Above	Bedroom	12'7 X 8'						
Below	Media Room	13'1 X 8'5						
Below	Office	9' X 6'						

<b>Floor Area (SqFt):</b>	Total # Rooms: <b>8</b>	<b>Bathrooms:</b>
Finished Floor Area Main: <b>467</b>	Finished Levels: <b>4</b>	1 <b>3 Piece; Ensuite: N; Level: Above</b>
Finished Floor Area Up: <b>298</b>	Basement Area: <b>Full, Fully Finished</b>	2 <b>4 Piece; Ensuite: Y; Level: Above</b>
Finished Floor Area Down: <b>465</b>		3
Finished Floor Area Bsmt: <b>254</b>	Bsmt Height:	4
Total Finished Floor Area: <b>1,484</b>	Restricted Age:	5
	# Pets; Cats; Dogs: <b>2</b>	6
Unfinished Floor Area: <b>0</b>	# or % Rentals:	7
Grand Total Floor Area: <b>1,484</b>		8

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

**BRIGHT! 1484 sq ft luxury living. Efficiency designed w/3 bdrms, 2 baths, media room, vaulted ceiling master, patio, balcony, loads of upgrades which include new laminate floors in living room & kitchen, new carpet, new paint, security system. PET FRIENDLY, PROBLEM FREE, WARRANTY!**