



Presented by:
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Middlegate BS, Burnaby South **MLS # V649099** Residential Attached
7492 HAWTHORNE TE **Active**



List Price: **\$449,900**

Previous Price: Original Price: **\$449,900** Subdiv/Complex: **ROCK HILL**
 View: **No**
 Frontage: Postal Code: **V5E 4K6** Type: **Townhouse**
 Depth/Size: Approx Yr Bilt: **2000**
 Lot SqFt: **0** Age at List Date: **7**
 Exposure: Bedrooms: **3** Zoning: **CD RM3**
 Stories in Bldg: **3** Bathrooms: **2** Taxes: **\$2,461 / 2006**
 Flood Plain: **No** Full Baths: **1** Gst Incl:
 Meas. Type: **Imperial** Half Baths: **1** Apprvl Reqd: **No**
 Fixtures Lsd: **No** Occupancy: **Owner**
 Fixt Removed: **Y; BRACKET AND WALL TV** Tax Incl Utills: **Y**

Style of Home: **2 Storey w/Bsmt.** Total Parking: **2** Covered Parking: **2**
 Construction: **Concrete Frame** Parking Stall #: **4 & 123** Parking Stall Owned: **Y**
 Foundation: **Concrete Perimeter** Parking Access: **Side**
 Exterior: **Vinyl** Parking Facilities: **Garage Underbuilding**
 Rain Screen: Type of Roof: **Asphalt** Dist to Public Trans: **CLOSE** Dist to School/Bus: **CLOSE**
 Renovations: **Partly** Reno Year: Units in Development: **81** Total Units in Strata: **81**
 Flooring: **Wall/Wall/Mixed** Locker: **No** Locker #:
 Water Supply: **City/Municipal** Possession: **TBA**
 Heat/Fuel: **Electric / Forced Air / Natural Gas** Title to Land: **Freehold Strata**
 No. of Fireplaces: **1** R/I Fireplaces: Seller's Interest: **Registered Owner**
 Fireplace Fuel: **Gas - Natural** Mortgage Info: **0 -**
 Outdoor Area: **Patio(s)** Property Disclosure: **/ Yes**
 Mngmt Co/Phone: **REMAX / 604-821-2999** Bylaw Restrictions: **Rentals Allowed, Rentals Allowed w/Restrictions**
 Mo. Maint Charge: **\$180.67**

Maint Charge Incl: **Gardening, Management**

Legal: **PLAN # LMS3835 LOT 61 DL 96 LD 37 PORTION PHASE 11** PID: **024-635-502**
 Amenities: **In Suite Laundry**
 Features Incl:
 Site Influences: **Central Location, Private Yard**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19' X 12'						
Main F.	Dining	12' X 11'						
Main F.	Kitchen	11' X 9'						
Above	Master Bedroom	11'6 X 11'						
Above	Bedroom	10' X 9'6						
Above	Bedroom	10' X 9'						
Bsmt	Other	15' X 8'						
Bsmt	Laundry	3' X 2'						

Floor Area (SqFt): Total # Rooms: **8** **Bathrooms:**
 Finished Floor Area Main: **512** Finished Levels: **3** 1 **2 Piece; Ensuite: N; Level: Main F.**
 Finished Floor Area Up: **566** Basement Area: **Part, Partly Finished** 2 **4 Piece; Ensuite: N; Level: Above**
 Finished Floor Area Down: **326** 3
 Finished Floor Area Bsmt: **0** Bsmt Height: 4
 Total Finished Floor Area: **1,404** Restricted Age: 5
 Unfinished Floor Area: **0** # Pets; Cats; Dogs: ; **Cats: Yes; Dogs: Yes** 6
 Grand Total Floor Area: **1,404** # or % Rentals: 7
 Roughed in Plumbing: N 8

Listing Broker(s): **(1) RE/MAX Central, (2) RE/MAX Central**

Rarely available, 3 level, 3 bdrm, 2 baths, townhome in the Rock Hill built by award winning Adera. Over 1,400 sq. ft., 3 bdrms on top level, main level features kitchen that opens onto LV & DR. Larger private patio area plus 2 pce bath on this level. 260 sq. ft. of basement amazes your development ideas. 2 car parking from basement back door. Brand new paint, carpet & ceramic tiles. Pet friendly, problem free with warranty. Walk to Highgate Mall and Skytrain.