



Presented by:
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Burnaby South, Highgate
7493 MAGNOLIA TE, V5E 4K8

MLS# V917251

Residential Attached
Active



List Price:	\$539,000	Previous Price:	
		Original Price:	\$539,000
Subdiv/Complex:	ROCKHILL		
Frontage:	Approx Yr Blt:	PID:	024-452-009
Depth/Size:		Type:	Townhouse
Lot SqFt:	Age at List Date:	Zoning:	STRATA
Exposure:	Bedrooms:	Taxes:	\$2,904 (2010)
Stories in Bldg:	Bathrooms:	If New GST/HST Incl:	
Flood Plain:	Full Baths:	Tax Incl Utils:	Yes
Meas. Type:	Half Baths:	Apprvl Req:	
Fixtures Lsd:			
Fixt Removed:	Y - MURPHY BED BUT NEGOTIABLE		
View:			

Style of Home:	Corner Unit, End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Partly	Units in Development:	80	Total Units in Strata:	
Flooring:	Laminate, Wall/Wall/Mixed	Locker:			
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y		
Mngmt Co:		Bylaw Restrictions:	Pets Allowed, Rentals Allowed w/Restrictions		
Mngmt Ph:	Maint Fee:	\$291.00			

Maint Charge Incl:	Gardening, Garbage Pickup, Management
Legal:	PL LMS3835 LT 21 DL 96 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS
Amenities:	Bike Room
Features Incl:	Clothes Washer/Dryer/Fridge/Stove/DW
Site Influences:	Central Location, Shopping Nearby, Treed

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'8 X 11'						
Main F.	Kitchen	1'1 X 8'						
Main F.	Dining	8'8 X 7'7						
Main F.	Kitchen	11'1 X 8'						
Main F.	Eating Area	8'6 X 5'7						
Above	Master Bedroom	11'6 X 11'						
Above	Walk-In Closet	5' X 4'8						
Above	Bedroom	9'6 X 9'						
Below	Recreation Room	18' X 15'						
Below	Bedroom	11'7 X 9'10						

Floor Area (SqFt):	Total # Rooms:	10	Bathrooms:
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3 3 Piece; Ensuite: N; Level: Below
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Pride of ownership in this 3 level, 3 bedroom, 2.5 bath Corner End Unit. This great open floor plan with good size living room, dining room, 2 piece powder room, kitchen & separate eating area all on the main floor, lends to excellent entertaining, with a SE private patio & a quaint front terrace. The upper level has 2 bedrooms & bath, the master bedroom features vaulted ceilings, walk in closet & balcony. Lower level features a huge rec room, bedroom & full bath! A great development with heritage style & quality construction. 2 parking, close to skytrain, schools & the new Highgate Mall.