



Presented by:
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Burnaby North, Government Road Residential Attached
116 9101 HORNE ST, V3N 4M3 **MLS# V797025** **Active**



List Price:	\$263,800	Previous Price:	
		Original Price:	\$263,800
Subdiv/Complex: WOODSTONE PLACE			
Frontage:		Approx Yr Blt:	1975
Depth/Size:		Age at List Date:	34
Lot SqFt:	0	Bedrooms:	3
Exposure:	S	Bathrooms:	2
Stories in Bldg:	3	Full Baths:	2
Flood Plain:	No	Half Baths:	0
Meas. Type:		Tax Incl Util:	Yes
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	N		
		PID:	000-732-931
		Type:	Apartment/Condo
		Zoning:	CDRM3
		Taxes:	\$1,637 (2009)
		Gst Incl:	
		Apprvl Reqd:	No

Style of Home:	Ground Level Unit, Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Brick, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	3 BLKS
Renovations:		Units in Development:	120	Total Units in Strata:	120
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Hot Water, 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:	Patio(s)	R/I Fireplaces:			
		Property Disclosure:	Y		
Mngmt Co:	STRATACO	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-294-4141	Maint Fee:	\$455.22		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Heat, Management, Recreation Facility**

Legal: **PL NWS462 LT 17 DL 4 LD 37 ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1**
 Amenities: **Garden, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Wheelchair Access, Recreation Center**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 7'1						
Main F.	Kitchen	6' X 11'						
Main F.	Dining	7'9 X 8'10						
Main F.	Master Bedroom	13'9 X 9'						
Main F.	Bedroom	12'4 X 9'2						
Main F.	Bedroom	12'9 X 8'1						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms:	
Finished Floor Area Main:	1,110	Finished Levels:	1	1	3 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,110	Restricted Age:		5	
		# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,110			8	

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

Ground level 3 bdrm condo with south facing garden patio. 2 full baths, insuite laundry, gas f/p. Amenities include indoor swimming pool, hot tub, sauna, games room and lounge. Proactive Strata Corp. with large Contingency Reserved Fund. Complex was repainted, repiped and all common area carpet was replaced in 2008. Open House Sunday, November 15, 1:00-3:00