



Presented by:
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Burnaby East, Edmonds BE Residential Attached
PH5B 7025 STRIDE AV, V3N 4Y2 **MLS# V825719** **Active**



List Price:	\$339,900	Previous Price:	
		Original Price:	\$339,900
Subdiv/Complex: SOMERSET			
Frontage:		Approx Yr Blt:	1992
Depth/Size:		Age at List Date:	18
Lot SqFt:	0	Bedrooms:	2
Exposure:		Bathrooms:	2
Stories in Bldg:		Full Baths:	2
Flood Plain:		Half Baths:	0
Meas. Type:		Tax Incl Utilis:	Yes
Fixtures Lsd:			
Fixt Removed:			
View:			
		PID:	017-835-747
		Type:	Apartment/Condo
		Zoning:	STRATA
		Taxes:	\$1,722 (2009)
		Gst Incl:	
		Apprvl Reqd:	

Style of Home:	Penthouse	Total Parking:		Covered Parking:	1
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:		Dist to School/Bus:	
Renovations:	Completely	Units in Development:	70	Total Units in Strata:	
Flooring:	Laminate, Tile	Locker:	Yes		
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)				
Mngmt Co:	ACD REALTY	Property Disclosure:	Y		
Mngmt Ph:	604-521-0311	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
		Maint Fee:	\$195.00		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management**

Legal: **PL LMS437 LT 67 DL 53&95 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**
 Amenities: **Elevator, In Suite Laundry**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 12'						
Main F.	Kitchen	10' X 7'						
Main F.	Dining	11' X 8'						
Main F.	Master Bedroom	12' X 11'						
Main F.	Bedroom	10' X 9'						
Main F.	Entrance Hall	4' X 3'						
Main F.	Pantry	4' X 3'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats: Dogs:	/ Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:	100	7
Grand Total Floor Area:			8

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

Spacious top floor home surrounded by greenbelt in highly sought after South Slopes/Edmonds neighbourhood. 3 minute walk to Skytrain, within blocks to Highgate shopping, walking trails, parks and schools. Completely remodelled! Features include 2 bedrooms, 2 baths, huge kitchen with pantry, white cabinets, laminated floors, skylight with loads of closet space and soaker tub in master washroom. Includes large patio, underground storage locker, secured underground parking and gas fireplace. Low monthly maintenance fee of approx \$194.00 per month includes gas, hot water and on site caretaker. Pet friendly, rental friendly! Open concept with lots of windows. Pleasant view! Solid and well maintained, PROBLEM FREE building!