



Presented by:
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Sold
R2243499
 Board: V
 Apartment/Condo

312 4833 BRENTWOOD DRIVE
 Burnaby North
 Brentwood Park
 V5C 0C3

Residential Attached
\$545,000 (LP)
\$575,000 (SP)



Sold Date: **3/6/2018** Frontage (feet): Original Price: **\$545,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2008**
 Depth / Size (ft.): Bedrooms: **1** Age: **10**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **CD**
 Flood Plain: **No** Full Baths: **1** Gross Taxes: **\$1,810.07**
 Council Apprv?: Half Baths: **0** For Tax Year: **2017**
 Exposure: Maint. Fee: **\$230.73** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-356-141**
 Mgmt. Co's Name: **FIRST SERVICE RESIDENTIAL** Tour:
 Mgmt. Co's Phone: **604-683-8900**
 View: **Yes: SKYTRAIN & SOUTHERN VIEW**
 Complex / Subdiv: **MACDONALD HOUSE**
 Services Connected: **Electricity, Sanitary Sewer, Water**

Style of Home: **Corner Unit**
 Construction: **Frame - Wood**
 Exterior: **Mixed**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations:
 Water Supply: **City/Municipal**
 Fireplace Fuel: **Electric**
 Fuel/Heating: **Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Other**

Reno. Year:
 R.I. Plumbing:
 R.I. Fireplaces:
 # of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground**
 Locker: **Y**
 Dist. to School Bus:
 Total Units in Strata: **373**

Dist. to Public Transit:
 Units in Development: **373**
 Title to Land: **Freehold Strata**

Property Disc.: **Yes**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Other, RV Parking, Snow removal**
 Legal: **PL BCS2711 LT 54 DL 124 LD 36. GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Storage, Swirlpool/Hot Tub**

Site Influences: **Central Location, Greenbelt, Lane Access, Paved Road, Recreation Nearby, Shopping Nearby**
 Features: **CithWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Microwave, Security System, Windows - Thermo**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'1 x 12'3			x			x
Main	Dining Room	11'6 x 9'3			x			x
Main	Kitchen	9'6 x 7'9			x			x
Main	Walk-In Closet	5'8 x 4'5			x			x
Main	Den	7'3 x 4'11			x			x
Main	Master Bedroom	13'5 x 9'8			x			x
Main	Laundry	3' x 3'			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	690	# of Rooms:7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Aqe:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	690 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed w/Rest., Rentals			5				Door Height:
Grand Total:	690 sq. ft.	Allowed			6				
		Basement: None			7				
					8				

Listing Broker(s): **New Coast Realty**

Welcome home to Macdonald House at Brentwood Gate--- Qualiity built by Award Winning Ledingham McAllister in the heart of Brentwood Community. This is a large 1Bedroom +Den corner unit, south facing with east exposure brings more lights into the room, an open concept layout with absolutely NO wasted space, master suite with walk-in closet PLUS extra organizer, cozy fireplace, large covered balcony perfect for BBQ all year around. Alarm system is installed for an extra protection. Parking #25 and Locker #54. Very convenient location only steps away from Brentwood Shopping Mall, Sky train station, Whole foods and more. Pets& Rental allowed. Preview showing on Friday March 2 from 6pm to 8pm. Open house Sat March 3 and Sun March 4 from 2pm to 5pm.

REA Full Public The enclosed information, while deemed to be correct, is not guaranteed. 03/18/2018 11:48 PM
 PREC* indicates 'Personal Real Estate Corporation'.