


Active **601 8485 NEW HAVEN CLOSE** **\$949,000 (LP)**
R2108450 Burnaby South (SP)
 Board: V, Attached Big Bend
 Townhouse V5J 0B7 



DOM: 39	List Date: 9/12/2016	Expiry Date: 6/30/2017
Prev. Price: \$0	Original Price: \$949,000	Sold Date:
Meas. Type:	Frontage (feet):	Approx. Year Built: 2011
Depth/Size:	Frontage (metres):	Age: 5
Sq. Footage: 0.00	Bedrooms: 4	Zoning: RM1
Flood Plain:	Bathrooms: 3	Gross Taxes: \$3,282.06
Exposure:	Full Baths: 2	For Tax Year: 2016
If new, GST/HST inc?:	Half Baths: 1	Tax Inc. Utilities?: No
P.I.D.: 028-792-866	Approval Req.?:	Maint. Fee: \$291.13
View: No		Tour:
Mgmt. Co's Name: ASSOCIA		Mgmt. Co #: 604-591-6060
Complex / Subdiv: MCGREGOR		
Services Connctd: Electricity, Natural Gas		

Style of Home: Ground Level Unit Construction: Frame - Wood Exterior: Mixed Foundation: Concrete Perimeter Rain Screen: Renovations: Water Supply: City/Municipal Fireplace Fuel: None Fuel/Heating: Baseboard, Electric, Natural Gas Outdoor Area: Fenced Yard, Patio(s) Type of Roof: Asphalt	Total Parking: 2 Covered Parking: 1 Parking Access: Front Parking: Garage; Single, Visitor Parking Locker: N Dist. to Public Transit: 1 Units in Development: Title to Land: Freehold Strata Seller's Interest: Registered Owner Property Disc.: Yes Fixtures Leased: No Fixtures Rmvd: : Floor Finish: Laminate, Other, Tile
Reno. Year: R.I. Plumbing: R.I. Fireplaces: # of Fireplaces: 0	Dist. to School Bus: Total Units in Strata:

Maint Fee Inc: **Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**
 Legal: **SL36 DL164 GRP 1 NWD PLAN BCS4276 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Club House, Garden, Guest Suite, In Suite Laundry, Playground**

Site Influences:
 Features: **CltWh/Dryr/Frdg/Stve/DW, Compactor - Garbage, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'4 x 10'4			x			x
Main	Dining Room	15'4 x 10'7			x			x
Main	Kitchen	11'10 x 9'1			x			x
Main	Flex Room	9'8 x 8'10			x			x
Above	Master Bedroom	12'6 x 10'3			x			x
Above	Bedroom	11'3 x 9'8			x			x
Above	Bedroom	13'6 x 9'9			x			x
Above	Bedroom	11'0 x 10'2			x			x
		x			x			x
		x			x			x

Finished Floor (Main): 1,597	# of Rooms: 8	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 0	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Age:			2	Above	4	Yes	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets:	Cats:	Dogs:	3	Above	4	No	Pool:
Finished Floor (Total): 1,597 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total: 1,597 sq. ft.	Basement: None			6				
				7				
				8				

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788** List Broker 2:
 List Sales Rep 1: **Melanie Chow PREC* - Phone: 604-839-3231** info@melaniechow.ca
 List Sales Rep 2: **3:**
 Sell Broker 1:
 Sell Sales Rep 1: **2:** **3:**
 Owner: **Ji-Hee Moon, Tyson Dai-Shun Yau**
 Commission: **3.255% ON THE FIRST 100K AND 1.1625% ON THE BALANCE** Occupancy: **Vacant**

Appointments: **Touchbase**
 Call: **MELANIE CHOW**
 Phone: **604-839-3231**

Realtor **Measurements approximate, buyer to verify. OPEN HOUSE: Saturday, October 15, 2016 from 2-4pm.**
 Remarks:

Rare opportunity to own a Heritage Barn converted into a 3 level townhome with over 1600 square feet of living space. Experience duplex style living with Clubhouse amenities. This townhome includes open concept main floor, perfect for entertaining, 3 large bedrooms with 2 full bathrooms on the 2nd floor and a BONUS loft bedroom on the top floor, perfect for all families and guests. Close to Metrotown, Market Crossing, walking distance to elementary and preschool, Riverway Sports Complex, parks, shops and more! 15 minutes to Metrotown and Skytrain. SCHOOL CATCHMENT: SUNCREST ELEMENTARY & BURNABY SOUTH SECONDARY. Don't miss your chance to own this unique heritage property! OPEN HOUSE: Saturday.