

**Active**  
**R2767702**  
 Board: V, Attached  
 Apartment/Condo

**1207 4730 LOUGHEED HIGHWAY**

Burnaby North  
 Brentwood Park  
 V5C 4A8

**\$675,000** (LP)  
 (SP)



DOM: **1** List Date: **4/12/2023** Expiry Date: **6/30/2023**  
 Prev. Price: **\$0** Original Price: **\$675,000** Sold Date:  
 Meas. Type: If new, GST/HST inc?: **Yes** Approx. Year Built: **2022**  
 Frontage (feet): Bedrooms: **1** Age: **1**  
 Frontage (metres): Bathrooms: **1** Zoning: **CD1**  
 Depth/Size: Full Baths: **1** Gross Taxes: **\$716.07**  
 Sq. Footage: **0.00** Half Baths: **0** For Tax Year: **2023**  
 Flood Plain: P.I.D.: **031-819-371** Tax Inc. Utilities?: **No**  
 View: : Tour:  
 Complex / Subdiv: **Concord Brentwood Hillside West - Tower 2**  
 First Nation Reserve:  
 Services Connctd: **Electricity, Natural Gas, Water**  
 Sewer Type: Water Supply: **City/Municipal**

Style of Home: **Inside Unit**  
 Construction: **Concrete**  
 Exterior: **Aluminum, Concrete, Glass**  
 Foundation: **Concrete Perimeter**  
 Renovations:  
 # of Fireplaces: R.I. Fireplaces:  
 Fireplace Fuel:  
 Fuel/Heating: **Heat Pump**  
 Outdoor Area: **Balcony(s)**  
 Type of Roof: **Torch-On**

Total **1** Covered Parking: **1** Parking Access: **Front, Rear**  
 Parking: **Garage Underbuilding, Visitor Parking**  
 Dist. to Public Transit: Dist. to School Bus:  
 Title to Land: **Freehold Strata** Land Lease Expiry Year:  
 Seller's Interest: **Registered Owner**  
 Property Disc.: **Yes**  
 Fixtures Leased: :  
 Rain Screen:  
 Metered Water:  
 R.I. Plumbing:  
 Fixtures Rmvd: :  
 Floor Finish:

Legal: **STRATA LOT 531, PLAN EPS8443, DISTRICT LOT 124, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Municipal Charges  
 Garbage:  
 Water:  
 Dyking:  
 Sewer:  
 Other:

Amenities: **Air Cond./Central, Elevator, Exercise Centre, In Suite Laundry, Recreation Center**

Site Influences:  
 Features:

Finished Floor (Main): **535**  
 Finished Floor (Above): **0**  
 Finished Floor (AbvMain2): **0**  
 Finished Floor (Below): **0**  
 Finished Floor (Basement): **0**  
 Finished Floor (Total): **535 sq. ft.**  
 Unfinished Floor: **0**  
 Grand Total: **535 sq. ft.**

Units in Development:  
 Exposure:  
 Mgmt. Co's Name: **Rancho**  
 Maint Fee: **\$315.84**  
 Maint Fee Includes: **Garbage Pickup, Gardening, Gas, Heat, Hot Water, Management, Recreation Facility, Sewer, Snow removal, Water**  
 Tot Units in Strata:  
 Storeys in Building:  
 Mgmt. Co's #:  
 Council/Park Apprv:

Bylaw Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**  
 Restricted Age: # of Pets: Cats: Dogs:  
 # or % of Rentals Allowed:  
 Short Term(<1yr)Rnt/Lse Alwd?: **Yes**  
 Short Term Lse-Details: **No less than 30 consecutive days.**

Suite:  
 Basement: **None**  
 Crawl/Bsmt. Ht:  
 # of Kitchens: **1** # of Levels: **4**  
 # of Rooms: **3**

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	11'0 x 10'6			x	1	Main	4	Yes
Main	Kitchen	12'8 x 10'9			x	2			
Main	Bedroom	11'4 x 9'0			x	3			
					x	4			
					x	5			
					x	6			
					x	7			
					x	8			

List Broker 1: **Oakwyn Realty Ltd. - Office: 604-620-6788**

List Broker 3: **info@melaniechow.ca**

List Desig Agt 1: **Melanie Chow PREC\* - Phone: 604-839-3231**

List Broker 2:

List Desig Agt 2: **3**

Sell Broker 1:

Sell Sales Rep 1: **2**

Owner: **Jeffrey Willis Chow**

Commission: **3.255% ON THE FIRST \$100,000.00 AND 1.1625% ON THE BALANCE**

Appointments: **Phone Other**  
 Call: **TIM LU**  
 Phone: **604-721-8656**

Occupancy: **Vacant**

Realtor **24 hours notice to show. Parking stall #887 on P9 and Storage is also on P9. Locker is P915 L1072.**  
 Remarks:

**Welcome to this brand new 1 bedroom unit by reputable builder Concord Developments. Unit features unobstructed north shore views, high end stainless Bosch and Blomberg appliances, bright open floorplan, high quality laminate flooring throughout, smart customized organization in kitchen cabinets and bedroom closets and almost 200 square feet of outdoor living space for your living and entertaining. Building boasts unique amenities including a fitness room, theatre, piano room, lounge, pet washing room and 24-hr concierge. Located in trendy Brentwood area and walking distance to new Brentwood Mall. Close to all levels of school and transit. 1 EV parking stall and 1 storage locker included.**