

Presented by:
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Burnaby East, Edmonds BE Residential Attached
 # 3201 7090 EDMONDS ST, V3N 0C6 MLS# V984864 **Active**



List Price: \$765,000 Previous Price: \$799,000

Subdiv/Complex: REFLECTIONS

Frontage:	Approx Yr Blt:	2012	PID:	028-766-610
Depth/Size:			Type:	Apartment/Condo
Lot SqFt: 0	Age at List Date:	1	Zoning:	STRATA
Exposure:	Bedrooms:	3	Taxes:	\$0 (2013)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Reqd:	No
Fixtures Lsd: N				
Fixt Removed: N				
View:				

Style of Home:	Penthouse	Total Parking:	3	Covered Parking:	3
Construction:	Concrete Block	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Metal, Tar & Gravel, Torch-On	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:	218	Total Units in Strata:	218
Flooring:	Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Other	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s); Patio(s) or Deck(s)	Property Disclosure:	Y - UPON ACCEPTED OFFER		
Mngmt Co:	CROSBY MGMT	Bylaw Restrictions:	No Restrictions		
Mngmt Ph:		Maint Fee:	\$325.00		

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

Legal: PL EPS643 LT 211 DL 95 LD 36 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Bike Room, Exercise Centre, Garden
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences: Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Kitchen	12' X 8'						
Main F.	Master Bedroom	14' X 10'						
Main F.	Dining	10' X 10'						
Main F.	Living Room	12' X 14'						
Main F.	Bedroom	9' X 10'						
Main F.	Bedroom	10' X 10'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	1,084	Finished Levels:	1	1	4 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:	1,084	Restricted Age:		5	
		# Pets / Cats; Dogs: No Restriction		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,084			8	

Listing Broker(s): Sutton Grp-West Coast (Brdwy)

Welcome home to this amazing 1 year new Sub Penthouse at Reflections, proudly developed by Ledingham McAllister which is centrally located in the Edmonds district. This 1,100 sq ft 3 bedroom with 2 bathrooms south west facing, sub penthouse corner home is the most sought after unit in the entire complex and boasts an expansive open-concept kitchen and living room, where you can entertain in style, 9 ft ceilings, ample closet space, engineered hardwood flooring in the living and dining rooms and spacious 800 sf terrace. For added value the kitchens include granite countertops, custom cabinets, combination microwave/hood fan, garburator, gas & more. This amazing unit comes with 3 parking & 1 locker. Pets Rentals Ok.