

Presented by:

Ian Watt

Sutton West Coast

Phone: 604-714-1700 Cell: 604-999-9426

Email: ianwatt@ianwatt.ca

Website: www.ianwatt.ca

Burnaby South, South Slope

MLS# V1030630

Residential Attached

PH3 6888 STATION HILL DR, V3N 4X5

Active



List Price: **\$765,000**

Previous Price:

Subdiv/Complex: **SAVOY CARLTON**

Frontage:

Approx Yr Blt: **1992**

PID: **028-435-770**

Depth/Size:

Lot SqFt: **0**

Age at List Date: **21**

Type: **Apartment/Condo**

Exposure:

Bedrooms: **2**

Zoning: **STRATA**

Stories in Bldg:

Bathrooms: **2**

Taxes: **\$3,337 (2010)**

Flood Plain:

Full Baths: **2**

If New GST/HST Incl:

Meas. Type:

Half Baths: **0**

Tax Incl Utilities: **No**

Fixtures Lsd:

Fixt Removed: **N**

Apprvl Req:

View: **Y - Gulf Islands**

Style of Home: **Penthouse**

Construction: **Concrete**

Foundation: **Concrete Perimeter**

Exterior: **Mixed**

Rain Screen: **Full**

R/I Plumbing:

Type of Roof: **Metal, Tar & Gravel, Torch-On**

Renovations:

Reno Year:

Flooring: **Mixed, Tile**

Water Supply: **City/Municipal**

Heat/Fuel: **Baseboard, Natural Gas**

No. of Fireplaces: **1**

R/I Fireplaces: **0**

Fireplace Fuel: **Gas - Natural**

Outdoor Area: **Balcony(s), Balcony(s); Patio(s) or Deck(s),**

Total Parking: **2**

Covered Parking: **2**

Parking Access: **Front**

Parking Facilities: **Garage; Underground**

Dist to Public Trans:

Dist to School/Bus:

Units in Development: **Yes**

Total Units in Strata: **136**

Locker:

Possession:

Title to Land: **Freehold Strata**

Seller's Interest: **Registered Owner**

Mortgage Info: **\$0**

Mngmt Co: **Ascent**

Mngmt Ph: **604-431-1800**

Maint Fee: **\$510.24**

Property Disclosure: **Y - Upon Accepted Offer**

Bylaw Restrictions: **Pets Not Allowed, Rentals Not Allowed**

Maint Charge Incl: **Caretaker, Gardening, Gas, Management**

Legal: **PL LMS94 LT 139 DL 171 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**

Amenities: **Garden**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	18' X 13'						
Main F.	Kitchen	11' X 12'						
Main F.	Entrance Hall	8' X 8'						
Main F.	Dining	10' X 10'						
Main F.	Bedroom	14' X 10'						
Above	Master Bedroom	14' X 10'						
Above	Walk-In Closet	6' X 8'						

Floor Area (SqFt):

Finished Floor Area Main: **953**

Finished Floor Area Up: **582**

Finished Floor Area Down: **0**

Finished Floor Area Bsmt: **0**

Total Finished Floor Area: **1,535**

Unfinished Floor Area: **0**

Grand Total Floor Area: **1,535**

Total # Rooms: **7**

Finished Levels: **2**

Basement Area: **None**

Bsmt Height:

Restricted Age:

Pets / Cats; Dogs:

or % Rentals:

Bathrooms:

1 **4 Piece; Ensuite: N; Level: Main F.**

2 **5 Piece; Ensuite: Y; Level: Above**

3

4

5

6

7

8

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

Luxury living in this amazing 2 level penthouse with stunning south west views over Burnaby, Richmond and the Gulf Islands. Recently rainscreened with a new roof, windows and exterior, the Savoy Carlton is a safe investment complete with warranty. From the gracious foyer the main floor opens up to the dining room, spacious living room with fireplace centrepiece, semi enclosed kitchen and a huge wrap around patio. The second floor features the master bedroom, which is large enough for king sized furnishings, plenty of closet space, storage or walk in closet, and a luxurious 5 piece ensuite complete with jacuzzi tub. This incredible master boasts tons of natural light thanks to the floor to ceiling windows. Showings by Appt Only.