



Presented by:  
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Burnaby North, Brentwood Park  
**# 2203 2133 DOUGLAS RD, V5C 0E9**

**MLS# V1032380**

Residential Attached  
**Active**



List Price:	<b>\$525,000</b>	Previous Price:	
		Original Price:	<b>\$525,000</b>
Subdiv/Complex: <b>PERSPECTIVES</b>			
Frontage:		Approx Yr Bld:	<b>2011</b>
Depth/Size:		PID:	<b>028-359-593</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>NE</b>	Zoning:	<b>STRATA</b>
Stories in Bldg:	<b>29</b>	Taxes:	<b>\$2,754 (2013)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>Y - MOUNTAIN AND CITY</b>		

Style of Home:	<b>Corner Unit, Upper Unit</b>	Total Parking:	<b>2</b>	Covered Parking:	<b>2</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Visitor Parking, Garage Underbuilding</b>		
Exterior:	<b>Mixed</b>				
Rain Screen:	<b>Full</b>	R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>2 BLK</b>	Dist to School/Bus:	<b>2 BLK</b>
Renovations:		Units in Development:	<b>223</b>	Total Units in Strata:	<b>223</b>
Flooring:	<b>Laminate, Tile</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric, Radiant</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>1</b>	R/I Fireplaces:			
Fireplace Fuel:	<b>Electric</b>	Seller's Interest:	<b>Registered Owner</b>		
Outdoor Area:	<b>Balcony(s)</b>	Mortgage Info:	<b>\$0</b>		
		Property Disclosure:	<b>Y</b>		
Mngmt Co:	<b>FIRST SERVICE RESIDENTIAL</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed</b>		
Mngmt Ph:	<b>604-689-6976</b>	Maint Fee:	<b>\$255.22</b>		

Maint Charge Incl: **Caretaker, Gardening, Garbage Pickup, Gas, Hot Water, Management, Recreation Facility**

Legal: **PL BCS3976 LT 150 LD 36 THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON**  
 Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Storage**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire, Fireplace Insert**  
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'6 X 12'6						
Main F.	Kitchen	7'8 X 9'5						
Main F.	Dining	10' X 12'6						
Main F.	Master Bedroom	11'2 X 12'						
Main F.	Bedroom	9'5 X 10'4						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>5</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>1</b>	1 <b>4 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	2 <b>3 Piece; Ensuite: N; Level: Main F.</b>
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	<b>2 / Cats: Yes; Dogs: Yes</b>	6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): **(1) One Percent Realty Ltd.**

'PERSPECTIVES' by Ledingham McAllister. This bright well laid out 2 separate bed, 2 full bath, corner suite features stunning open NE views of the city & Northshore Mountains, a large NE patio, walnut inspired flooring in the main living areas, granite counters throughout, a master w/upgraded black out blinds & a walk-in closet, entrance way deck nook & an overall polished extremely well kept "NEW" feel. Enjoy the convenience of being steps to Brentwood Mall, the skytrain, restaurants, schools, etc & the building's well equipped fitness room, an amenity lounge, visitor parking & your own 2 parking stalls and storage locker. No rental restrictions and 2 cats or dogs allowed.