



Presented by:  
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Burnaby South, South Slope

**MLS# V1076225**

Residential Attached

**# 1306 6888 STATION HILL DR, V3N 4X5**

**Active**



List Price:	<b>\$399,500</b>	Previous Price:	
		Original Price:	<b>\$399,500</b>
Subdiv/Complex: <b>Savoy Carlton</b>			
Frontage:		Approx Yr Bld:	<b>1992</b>
Depth/Size:		PID:	<b>017-425-638</b>
Lot SqFt:	<b>0</b>	Type:	<b>Apartment/Condo</b>
Exposure:	<b>SE</b>	Zoning:	<b>STRATA</b>
Stories in Bldg:	<b>25</b>	Taxes:	<b>\$2,401 (2013)</b>
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:	<b>N</b>	Apprvl Req'd:	<b>No</b>
Fixt Removed:	<b>N</b>		
View:	<b>Y - Mount Baker</b>		

Style of Home:	<b>Corner Unit, Upper Unit</b>	Total Parking:	<b>1</b>	Covered Parking:	<b>1</b>
Construction:	<b>Concrete</b>	Parking Access:	<b>Front</b>		
Foundation:	<b>Concrete Perimeter</b>	Parking Facilities:	<b>Garage Underbuilding, Visitor Parking</b>		
Exterior:	<b>Mixed</b>	R/I Plumbing:			
Rain Screen:					
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>1 Block</b>	Dist to School/Bus:	<b>1 Block</b>
Renovations:		Units in Development:	<b>137</b>	Total Units in Strata:	<b>137</b>
Flooring:	<b>Mixed</b>	Locker:	<b>Yes</b>		
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Freehold Strata</b>		
No. of Fireplaces:	<b>0</b>	R/I Fireplaces:	<b>0</b>	Seller's Interest:	<b>Registered Owner</b>
Fireplace Fuel:	<b>None</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	Property Disclosure:	<b>Y</b>	Bylaw Restrictions:	<b>Pets Allowed w/Rest., Rentals Allowed w/Restrictions</b>
Mngmt Co:	<b>Pacific Quorum</b>				
Mngmt Ph:	<b>604-685-3858</b>	Maint Fee:	<b>\$400.53</b>		

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

Legal: **PL LMS94 LT 65 DL 171 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS**  
 Amenities: **Club House, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom, Smoke Alarm**

Site Influences: **Central Location, Golf Course Nearby, Recreation Nearby, Shopping Nearby**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Kitchen	11' X 10'						
Main F.	Dining	13' X 11'						
Main F.	Entrance Hall	10' X 5'						
Main F.	Master Bedroom	14' X 11'						
Main F.	Bedroom	10' X 9'6"						

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>6</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: No</b>	6
Unfinished Floor Area:	# or % Rentals:	<b>7/5</b>	7
Grand Total Floor Area:			8

Listing Broker(s): **(1) Keller Williams Black Diamond**

'City in the Park' - SAVOY CARLTON - South East facing - 1,147 sqft, two bedroom, two bathroom condo with a Mount Baker view. 200 sqft Balcony where BBQ's are allowed. 1 parking spot & 1 storage locker included. Indoor Swimming Pool!! Naturally bright condo with 9' foot ceilings and tons of windows. Views from every room! Open concept for living and dining room, both can accommodate large furniture sets. Pocket doors separate the 2nd bedroom from the living space and could easily double as your home office. Large master bedroom has double closets and 4 piece en-suite. Amenities include an indoor pool, gym, billiards and library. Close walking distance to Edmonds Skytrain station. Fresh paint throughout and ready to move in.