



Presented by:
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Burnaby South, Highgate
7379 MAGNOLIA TE, V5E 4M3

MLS# V1128946

Residential Attached
Active



List Price:	\$400,000	Previous Price:	
		Original Price:	\$400,000
Subdiv/Complex:	The Monterey		
Frontage:		Approx Yr Bld:	2001
Depth/Size:		PID:	024-855-430
Lot SqFt:	0	Type:	Townhouse
Exposure:	SE	Zoning:	STRATA
Stories in Bldg:	2	Taxes:	\$2,295 (2014)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	N		

Style of Home:	2 Storey, Corner Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Side		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding, Visitor Parking		
Exterior:	Hardi Plank, Mixed, Vinyl				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	1	Dist to School/Bus:	1
Renovations:		Units in Development:	94	Total Units in Strata:	94
Flooring:	Laminate, Mixed, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric, Natural Gas	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard, Patio(s)	Property Disclosure:	Y		
Mngmt Co:	Southview	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
Mngmt Ph:	604-270-8811	Maint Fee:	\$231.50		

Maint Charge Incl: **Gardening, Gas, Hot Water, Management**

Legal: **PL LMS4262 LT 22 DL 96 LD 36 GROUP 1, TOGETHER WITH AN INTEREST IN THE COMMONPROPERTY IN PROPORT**
 Amenities: **Bike Room, Garden, In Suite Laundry, Playground, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Fireplace Insert, Garage Door Opener, Intercom, Microwave, Security - RI, Sprinkler - Fire**
 Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	12'7 X 10'9						
Main F.	Dining	8'4 X 8'2						
Main F.	Kitchen	9'7 X 7'10						
Main F.	Foyer	3'7 X 3'6						
Main F.	Patio	17'9 X 8'1						
Above	Master Bedroom	12'4 X 11'6						
Main F.	Bedroom	9'5 X 9'						
Above	Walk-In Closet	4'11 X 4'9						

Floor Area (SqFt):		Total # Rooms:	8	Bathrooms:	
Finished Floor Area Main:	473	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	472	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	945	Restricted Age:		5	
		# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	945			8	

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

Welcome home to this bright, SE facing, sunny corner unit in the popular 'Monterey' complex by award winning developer Adera. This 2 level, 2 bedroom, 2 bathroom Townhome is fully equipped with 2 parking spots an external storagelocker and a large, fenced, front yard. Freshly painted, new carpet and very clean, this is an excellent home that has been well cared. First time on the market in 8 years! Great neighbourhood with a tangible sense of community, the location is very central to local amenities including grocery shopping at Highgate and Market Crossing, the Skytrain @ Edmonds, local daycare and Montessori childcare. 2 cats and 2 dogs allowed, no rental restrictions, BBQ's allowed. OPEN HOUSE Sat, June 20th, 2-4pm