



Presented by:  
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Burnaby North, Simon Fraser Univer. **MLS# V791721** Residential Attached  
**# 401 9298 UNIVERSITY CR, V5A 4X8** **Active**



List Price:	<b>\$369,800</b>	Previous Price:	
		Original Price:	<b>\$369,800</b>
Subdiv/Complex: <b>NOVA ONE</b>			
Frontage:		Approx Yr Blt:	<b>2004</b>
Depth/Size:		Age at List Date:	<b>5</b>
Lot SqFt:	<b>0</b>	Bedrooms:	<b>2</b>
Exposure:		Bathrooms:	<b>2</b>
Stories in Bldg:	<b>9</b>	Full Baths:	<b>2</b>
Flood Plain:		Half Baths:	<b>0</b>
Meas. Type:		Tax Incl Utils:	<b>No</b>
Fixtures Lsd:			
Fixt Removed:			
View:	<b>Y - MOUNT BAKER, VANCOUVER ISLAND</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 Stall #:	<b>74</b>	Parking Stall Owned:	
Foundation:	<b>Concrete Perimeter</b>	Parking Access:	<b>Front</b>		
Exterior:	<b>Brick, Concrete, Glass</b>	Parking Facilities:	<b>Garage; Underground</b>		
Rain Screen:	<b>Yes</b>	R/I Plumbing:			
Type of Roof:	<b>Other</b>	Dist to Public Trans:	<b>1</b>	Dist to School/Bus:	
Renovations:		Units in Development:	<b>167</b>	Total Units in Strata:	<b>167</b>
Flooring:	<b>Tile, Wall/Wall/Mixed</b>	Locker:	<b>No</b>	Locker #:	
Water Supply:	<b>City/Municipal</b>	Possession:			
Heat/Fuel:	<b>Baseboard, Electric</b>	Title to Land:	<b>Leasehold prepaid-Strata</b>		
No. of Fireplaces:	<b>1</b>	Seller's Interest:	<b>Registered Owner</b>		
Fireplace Fuel:	<b>Electric</b>	Mortgage Info:	<b>\$0</b>		
Outdoor Area:	<b>Balcony(s)</b>	R/I Fireplaces:			
Mngmt Co:	<b>VANCOUVER CONDO SERVICES</b>	Property Disclosure:	<b>Y</b>		
Mngmt Ph:	<b>604-684-6291</b>	Bylaw Restrictions:	<b>Pets Allowed, Rentals Allowed</b>		
	Maint Fee:	<b>\$236.77</b>			

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

Legal: **PL BCS1046 LT 108 DL 102 LD 37 LEASEHOLD.**  
 Amenities: **Bike Room, Elevator, Exercise Centre, Garden, In Suite Laundry, Recreation Center**  
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

Site Influences: **Central Location, Golf Course Dev., Private Setting, Recreation Nearby, Treed**

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

<b>Floor Area (SqFt):</b>	Total # Rooms:	<b>6</b>	<b>Bathrooms:</b>
Finished Floor Area Main:	Finished Levels:	<b>1</b>	1 <b>3 Piece; Ensuite: Y; Level: Main F.</b>
Finished Floor Area Up:	Basement Area:	<b>None</b>	2 <b>4 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:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

**Rainscreened. balance of 2-5-10 Warranty. Solid, concrete construction. Prime '01' unit in Nova One. Large, 2 bedroom, 2 bathroom with open den. Open kitchen with breakfast bar. Lots of windows! Large patio. BBQs allowed. 1 parking. With no shared common walls to this corner unit, you can rest assured that you or someone you love can study in peace & quiet. Stop by the Open House on Sunday, October 10, 2-4pm to see for yourself. See Realtor's website for more photos.**