



Presented by:
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Burnaby South, Forest Glen BS
1401 6070 MCMURRAY AV, V5H 4J3

MLS# V792085

Residential Attached
Active



| | | | |
|------------------------------------|----------------------|-------------------|-----------------------|
| List Price: | \$334,900 | Previous Price: | |
| | | Original Price: | \$334,900 |
| Subdiv/Complex: LE MIRAGE 1 | | | |
| Frontage: | | Approx Yr Bld: | 1988 |
| Depth/Size: | | Age at List Date: | 21 |
| Lot SqFt: | 0 | Bedrooms: | 1 |
| Exposure: | E | Bathrooms: | 1 |
| Stories in Bldg: | 22 | Full Baths: | 1 |
| Flood Plain: | | Half Baths: | 0 |
| Meas. Type: | | Tax Incl Util: | No |
| Fixtures Lsd: | N | | |
| Fixt Removed: | N | | |
| View: | Y - DEER LAKE | | |
| | | PID: | 005-561-019 |
| | | Type: | Apartment Unit |
| | | Zoning: | APT |
| | | Taxes: | \$1,899 (2009) |
| | | Gst Incl: | |
| | | Apprvl Req: | No |

| | | | | | |
|--------------------|--------------------------------|-----------------------|--|------------------------|--------------|
| Style of Home: | Upper Unit | Total Parking: | 1 | Covered Parking: | 1 |
| Construction: | Concrete | Parking Stall #: | 125 | Parking Stall Owned: | |
| Foundation: | Concrete Perimeter | Parking Access: | Front | | |
| Exterior: | Concrete, Glass, Stucco | Parking Facilities: | Garage; Underground | | |
| Rain Screen: | Yes | R/I Plumbing: | | | |
| Type of Roof: | Asphalt | Dist to Public Trans: | 1 BLK | Dist to School/Bus: | 1 BLK |
| Renovations: | | Units in Development: | 301 | Total Units in Strata: | 301 |
| Flooring: | Tile, Wall/Wall/Mixed | Locker: | Yes | Locker #: | 97 |
| Water Supply: | City/Municipal | Possession: | | | |
| Heat/Fuel: | Baseboard, Electric | Title to Land: | Freehold Strata | | |
| No. of Fireplaces: | 0 | R/I Fireplaces: | | | |
| Fireplace Fuel: | None | Seller's Interest: | Registered Owner | | |
| Outdoor Area: | Patio(s) | Mortgage Info: | \$0 | | |
| Mngmt Co: | STRATACO | Property Disclosure: | Y | | |
| Mngmt Ph: | 604-294-4141 | Bylaw Restrictions: | Pets Not Allowed, Rentals Not Allowed | | |
| | | Maint Fee: | \$220.99 | | |

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

Legal: **PL NWS2489 LT 91 DL 32 LD 37**
 Amenities: **Exercise Centre, Garden, Pool; Indoor, Recreation Center, Sauna/Steam Room, Swirlpool/Hot Tub**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

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

| Floor | Type | Dimensions | Floor | Type | Dimensions | Floor | Type | Dimensions |
|---------|-------------|------------|-------|------|------------|-------|------|------------|
| Main F. | Living Room | 14' X 14' | | | | | | |
| Main F. | Kitchen | 8' X 12' | | | | | | |
| Main F. | Dining | 12' X 8'6" | | | | | | |
| Main F. | Bedroom | 11' X 16' | | | | | | |
| Main F. | Den | 11' X 9' | | | | | | |

| | | | |
|----------------------------|---|-------------|--|
| Floor Area (SqFt): | Total # Rooms: | 5 | Bathrooms: |
| Finished Floor Area Main: | Finished Levels: | 1 | 1 4 Piece; Ensuite: N; Level: Main F. |
| Finished Floor Area Up: | Basement Area: | None | 2 ; Ensuite: N |
| Finished Floor Area Down: | | | 3 ; Ensuite: N |
| Finished Floor Area Bsmt: | Bsmt Height: | | 4 |
| Total Finished Floor Area: | Restricted Age: | | 5 |
| | # Pets / Cats; Dogs: / Cats: No; Dogs: No | | 6 |
| Unfinished Floor Area: | # or % Rentals: | | 7 |
| Grand Total Floor Area: | | | 8 |

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

RAINSCREENED. Complete building envelope & window replacement in 2008. This VIEW suite in the popular La Mirage bldg offers stunning & sweeping views of Burnaby's Deer Lake. The indoor swimming pool & hot tub offer modern luxury. This is a large 1 BDRM & DEN w/views from each room. There's plenty of room for your large furniture in the living room & bring your full size DR table too! The location is very CENTRAL. Walking distance to all the shopping at METROTOWN Mall, Movie Theatres, Restaurants, The Bus & Skytrain. BCIT & Deer Lake Park are down the hill & there's quick & easy access to Hwy 1. 'Great building & safe neighbourhood to call HOME'.