



Presented by:
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Burnaby South, Metrotown **MLS# V811824** Residential Attached
98 7388 MACPHERSON AV, V5J 0A1 **Active**



List Price: **\$269,900** Previous Price:
 Original Price: **\$269,900**

Subdiv/Complex: **ACACIA GARDENS**

Frontage:	Approx Yr Blt: 2006	PID:	026-800-098
Depth/Size:	Age at List Date 4	Type:	Apartment/Condo
Lot SqFt: 0	Bedrooms: 1	Zoning:	STRATA
Exposure: NE	Bathrooms: 1	Taxes:	\$1,566 (2009)
Stories in Bldg: 4	Full Baths: 1	Gst Incl:	
Flood Plain:	Half Baths: 0	Apprvl Reqd:	No
Meas. Type: Feet	Tax Incl Utils: No		
Fixtures Lsd: N			
Fixt Removed: N			
View:			

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Other		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: 1	Dist to School/Bus: 1
Renovations:	Units in Development: 169	Total Units in Strata: 169
Flooring: Laminate, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Patio(s)	Property Disclosure: Y	
Mngmt Co: BAYWEST MANAGEMENT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-714-1543	Maint Fee: \$89.71	

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

Legal: **PL BCS1997 LT 98 DL 97 LD 36**

Amenities: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Playground, Storage**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Intercom, Microwave**

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

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

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms:
Finished Floor Area Main: 574	Finished Levels: 1	1 4 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 574	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals: 34	7
Grand Total Floor Area: 574		8

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

'Acadia Gardens' in south Burnaby. Popular Townhouse complex built in 2006. One bedroom condo on third floor with - Stainless Steel appliances including Gas Range, Granite countertops, Insuite Laundry, Underground Parking & Large Patio. The flooring is Dark Engineered Laminate throughout with natural stone tiles in the entrance way and kitchen. 9ft ceilings and an open living concept integrating the Kitchen, Dining & Living room. BBQ's allowed, pets allowed & a very well run strata with incredibly low monthly maintenance fees. A safe neighbourhood surrounds this complex and the location is walking distance to Royal Oak Skytrain station. The perfect place to call home!