



Presented by:
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Burnaby South, South Slope **MLS# V849440** Residential Attached
203 7388 SANDBORNE AV, V3N 5C4 **Active**



List Price: **\$358,000** Previous Price:
 Original Price: **\$358,000**

Subdiv/Complex: **MAYFAIR PLACE**

Frontage:	Approx Yr Bldt: 2002	PID: 025-475-681
Depth/Size:	Age at List Date: 8	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: APT
Exposure: SW	Bathrooms: 2	Taxes: \$2,080 (2010)
Stories in Bldg:	Full Baths: 2	If New GST/HST Incl:
Flood Plain:	Half Baths: 0	Tax Incl Utils: No
Meas. Type:		Apprvl Req: No
Fixtures Lsd: N		
Fixt Removed: N		
View:		

Style of Home: Corner Unit, Ground Level Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Mixed		
Rain Screen:	R/I Plumbing:	
Type of Roof: Other	Dist to Public Trans: 1 BLOCK	Dist to School/Bus: 1 BLOCK
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate, Tile, 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) & Deck(s)	Property Disclosure: Y	
Mngmt Co: ASCENT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Not Allowed	
Mngmt Ph: 604-293-2445	Maint Fee: \$245.00	

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

Legal: **PL BCS40 LT 125 DL 171 LD 36**
 Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10' X 10'						
Main F.	Kitchen	9'5 X 7'1						
Main F.	Dining	7' X 7'						
Main F.	Master Bedroom	11'6 X 11'						
Main F.	Bedroom	9' X 8'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms:
Finished Floor Area Main: 870	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 870	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 870		8

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

Warm and bright 2-Bedroom/2-Bathroom northwest corner Loft Condo with overheight 12' ceilings and private fenced grass & concrete patio garden in quiet neighbourhood. This clean & well kept unit features updated living room cherry-laminate floors, gas fireplace, open kitchen with granite countertops, insuite laundry, 1 secure underground parking space & storage locker. Amenities include large indoor swimming pool, sauna, fitness centre, movie theatre, library & lounge. Conveniently located, just a 5-minute walk from SkyTrain, Choices Market and scenic walking/biking trails in adjacent Byrne Creek Park. Daycare and Elementary School just around the corner. 2 small dogs allowed.