



Presented by:
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Burnaby South, Forest Glen BS
16 6539 ELGIN AV, V5H 4W7

MLS# V821975

Residential Attached
Active



List Price:	\$628,000	Previous Price:	
		Original Price:	\$628,000
Subdiv/Complex: OAKWOOD			
Frontage:		Approx Yr Blt:	2003
Depth/Size:		Age at List Date:	7
Lot SqFt:	0	Bedrooms:	3
Exposure:		Bathrooms:	3
Stories in Bldg:		Full Baths:	2
Flood Plain:		Half Baths:	1
Meas. Type:		Tax Incl Util:	No
Fixtures Lsd:	N		
Fixt Removed:	N		
View:	Y - MOUNTAIN VIEW FROM MASTER BDRM		

Style of Home:	2 Storey w/Bsmt.	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Vinyl	R/I Plumbing:			
Rain Screen:	Full				
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	2
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Vinyl/Linoleum, Wall/Wall/Mixed	Locker:	No		
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:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Fenced Yard	Property Disclosure:	Y		
Mngmt Co:	CROSBY	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$218.47		

Maint Charge Incl: **Gardening, Garbage Pickup, Management**

Legal: **PL BCS319 LT 16 DL 94 LD 36**
 Amenities: **Elevator, In Suite Laundry, Playground, Wheelchair Access**
 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	13' X 12'						
Main F.	Kitchen	16' X 12'10"						
Main F.	Eating Area	5'6 X 11'						
Main F.	Dining	11' X 8'10"						
Above	Master Bedroom	13' X 11'9"						
Above	Bedroom	10'10 X 9'						
Above	Bedroom	9' X 8'9"						
Bsmt	Recreation Room	14'4 X 14'						

Floor Area (SqFt):	Total # Rooms:	8	Bathrooms:
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Fully Finished	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down:			3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

"OAKWOOD" Welcome home to this HUGE corner 3 bedroom 2 bath townhouse! 1,682 sf over 3 levels with a finished basement. The main floor is highlighted by 9' ceilings, gas fireplace in the living room & a large fenced backyard. The kitchen is open & large enough for a table. The island provides extra counter space while the gas range is ideal for the chef in all of us! Upstairs is where you will find the 3 bedrooms & 2 full baths with the Master bedroom featuring plenty of closet space & a window in the ensuite for lots of natural light. The fully finished basement is the perfect place to set up a kids playroom or even the ultimate location for a home theatre!