



Presented by:
Ryan Windsor
 One Percent Realty
 Phone: 604-341-8181
 Email: 3418181@telus.net
 Website: http://www.ryanwindsor.ca



Burnaby South, Forest Glen BS

MLS# V855550

Residential Attached

204 6508 DENBIGH AV, V5H 4W6

Active



List Price:	\$289,900	Previous Price:	
		Original Price:	\$289,900
Subdiv/Complex:	OAKWOOD		
Frontage:		Approx Yr Bld:	2004
Depth/Size:		PID:	025-835-211
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	N	Zoning:	RES
Stories in Bldg:	4	Taxes:	\$1,696 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:		Apprvl Req:	No
Fixt Removed:			
View:	Y - PARTIAL MOUNTAIN		

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Mixed				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1	Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Mixed, Wall/Wall/Mixed	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:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)				
		Property Disclosure:	Y		
Mngmt Co:	CROSBY	Bylaw Restrictions:	Rentals Allowed, Pets Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$160.83		

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

Legal: **PL BCS319 LT 91 DL 94 LD 36**
 Amenities: **Elevator, In Suite Laundry, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

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

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Living Room	12' X 11'8						
Main F.	Kitchen	8' X 8'						
Main F.	Dining	11'8 X 7'						
Main F.	Master Bedroom	12' X 10'						
Main F.	Storage	4'6 X 6'6						

Floor Area (SqFt):		Total # Rooms:	5	Bathrooms:	
Finished Floor Area Main:	634	Finished Levels:	1	1	4 Piece; Ensuite: Y; 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:	634	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	634			8	

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

"Oakwood" near Metrotown. Built in 2004. Large, 1 bedroom condo in rainscreened building. HUGE, covered patio with partial mountain view, one parking stall, external storage locker AND ensuite storage. Low maintenance fee includes gas. When you first enter the home, there is a large internal storage on your left & a good sized coat closet on your right. Continue walking in & you will find an open kitchen on the left with lots of cupboards for storage & stylish Black appliances for design. The bedroom is spacious & offers access into the bathroom through a cheater door where the ensuite laundry is conveniently located. BBQ year round on the covered patio. PETS & RENTALS allowed. OPEN HOUSE - Sat, Oct 23rd & Sun, Oct 24th, 2-4pm.