


Presented by:
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Burnaby East, The Crest Residential Attached
12 8533 CUMBERLAND PL, V3N 5C1 **MLS# V869633** **Active**



List Price: **\$545,000** Previous Price:

Subdiv/Complex: **CHANCERY LANE**

Frontage:	Approx Yr Blt: 2006	PID: 026-623-137
Depth/Size:	Age at List Date: 5	Type: Townhouse
Lot SqFt: 0	Bedrooms: 4	Zoning: T/H
Exposure:	Bathrooms: 4	Taxes: \$2,936 (2010)
Stories in Bldg: 3	Full Baths: 3	If New GST/HST Incl:
Flood Plain:	Half Baths: 1	Tax Incl Utilities: No
Meas. Type:		Apprvl Reqd: No
Fixtures Lsd: N		
Fixt Removed: N		
View:		

Style of Home: 3 Storey	Total Parking: 22	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Lane, Rear	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Double	
Exterior: Vinyl, Wood		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 1 BLOCK	Dist to School/Bus: 1 BLOCK
Renovations:	Units in Development: 56	Total Units in Strata: 56
Flooring: Laminate, Mixed, Tile	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: Electric	Mortgage Info: \$0	
Outdoor Area: Fenced Yard, Patio(s)	Property Disclosure: Y	
	Bylaw Restrictions: No Restrictions	
Mngmt Co: GAMMON INTERNATIONAL		
Mngmt Ph: 604-736-6761	Maint Fee: \$206.85	

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

Legal: **PL BCS1776 LT 12 DL 11 LD 36**

Amenities: **In Suite Laundry, Playground**

Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener**

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	10'8 X 14'						
Main F.	Kitchen	14' X 15'						
Main F.	Dining	10'8 X 8'						
Above	Master Bedroom	11' X 13'2						
Above	Bedroom	8'6 X 10'6						
Above	Bedroom	8'8 X 9'						
Below	Bedroom	14' X 13'5						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms:
Finished Floor Area Main: 655	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 655	Basement Area: Full	2 3 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 233		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height:	4 3 Piece; Ensuite: Y; Level: Below
Total Finished Floor Area: 1,543	Restricted Age:	5
Unfinished Floor Area: 0	# Pets / Cats; Dogs:	6
Grand Total Floor Area: 1,543	# or % Rentals:	7
		8

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

'Chancery Lane' by Ledingham McAllister. Beautiful 4-Bedroom/4-Bathroom, 3-Level Townhouse with 2-car garage and extra large downstairs bedroom with its own 3-piece bathroom that is perfect as a nanny suite. Low monthly strata fees. The ultimate layout with 3 bedrooms on the top floor - including laundry so there's no carrying clothes down the stairs. All bedrooms upstairs feature built-in closet organizers and the carpet is an upgraded Berber. Open living/dining rooms with laminate flooring and a huge kitchen with added counter, cabinets and island. The covered patio off the kitchen is easy to access and perfect for BBQ's year round. OPEN HOUSE - Sunday Feb 20th, 2-4pm.