



Presented by:
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Burnaby South, South Slope **MLS# V914347** Residential Attached
401 7388 SANDBORNE AV, V3N 5C4 **Active**



List Price:	\$339,900	Previous Price:	
		Original Price:	\$339,900
Subdiv/Complex: MAYFAIR 2			
Frontage:		Approx Yr Blt:	2003
Depth/Size:		PID:	025-475-827
Lot SqFt:	0	Type:	Apartment/Condo
Exposure:	S	Zoning:	STRATA
Stories in Bldg:	22	Taxes:	\$2,070 (2010)
Flood Plain:		If New GST/HST Incl:	
Meas. Type:		Tax Incl Utils:	No
Fixtures Lsd:	N	Apprvl Req:	No
Fixt Removed:	N		
View:	Y - SOUTHERN VIEW TO MARINE DRIVE		

Style of Home:	Corner Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage Underbuilding		
Exterior:	Brick, Glass, Mixed				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel	Dist to Public Trans:	1 BLK	Dist to School/Bus:	1 BLK
Renovations:		Units in Development:	236	Total Units in Strata:	236
Flooring:	Mixed, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Gas - Natural	Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	ASCENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Ph:	604-431-1800	Maint Fee:	\$247.51		

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

Legal: **PL BCS40 LT 139 DL 171 LD 36**
 Amenities: **Elevator, Exercise Centre, In Suite Laundry, Pool; Indoor, Recreation Center, Storage**
 Features Incl: **Clothes Washer/Dryer/Fridge/Stove/DW, Garage Door Opener, Intercom**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	9' X 11'						
Main F.	Kitchen	15' X 7'						
Main F.	Dining	7' X 7'						
Main F.	Master Bedroom	11' X 11'						
Main F.	Bedroom	9'5 X 8'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms:
Finished Floor Area Main:	Finished Levels:	1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets / Cats; Dogs:	2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area:	# or % Rentals:	12	7
Grand Total Floor Area:			8

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

MAYFAIR Tower II - 2 bdrm 2 bath South facing condo with some view. Comes with 1 parking, storage locker and large balcony. Building offers many amenities including year round Indoor Pool, Gym, Movie Theatre and Library. 5 minute walk to Edmonds Skytrain Station and Choices In the Park. 2 pets allowed - small dogs or cats. Rentals at maximum with waiting list.