



Presented by:
Brian Vidas
 sutton-centre realty
 Phone: 604.671.5259
 Email: Brian@BrianVidas.com
 Website: www.BrianVidas.com



Burnaby South, Highgate Residential Attached
303 6893 PRENTER ST, V5E 4L3 MLS# V850609 Sold



List Price: \$314,800	Previous Price:	Sale Price: \$308,500
Days on Market: 12	Original Price: \$314,800	Sale Date: 26-Sep-10

Subdiv/Complex: VENTURA

Frontage:	Approx Yr Blt: 1999	PID: 024-305-448
Depth/Size:		Type: Apartment/Condo
Lot SqFt: 0	Age at List Date: 11	Zoning: MF
Exposure:	Bedrooms: 2	Taxes: \$1,838 (2010)
Stories in Bldg: 4	Bathrooms: 2	If New GST/HST Incl:
Flood Plain:	Full Baths: 1	Tax Incl Utils: No
Meas. Type:	Half Baths: 1	Apprvl Req:
Fixtures Lsd:		
Fixt Removed:		
View: Y - SW		

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	
Exterior: Mixed, Stone, Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: CLOSE	Dist to School/Bus: CLOSE
Renovations:	Units in Development:	Total Units in Strata: 96
Flooring: Laminate, 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: Balcony(s); Patio(s) or Deck(s)	Property Disclosure: Y	
Mngmt Co: RE/MAX	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-821-2999	Maint Fee: \$247.00	

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

Legal: PL LMS3722 LT 67 DL 96 LD 36
 Amenities: Bike Room, Elevator, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 11'4						
Main F.	Kitchen	10' X 8'2						
Main F.	Dining	12'10 X 8'6						
Main F.	Master Bedroom	10'7 X 10'4						
Main F.	Bedroom	10'2 X 8'7						
Main F.	Storage	6' X 6'						

Floor Area (SqFt):	Total # Rooms: 6	Bathrooms
Finished Floor Area Main: 795	Finished Levels: 1	1 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 795	Restricted Age:	5
	# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 795		8

Listing Broker(s): (1) Sutton Centre Realty

Built by award winning Adera, this bright 2 bdrm, 2 bath cdmn in excellent condition offers large bay windows. 9' ceilings, gas fireplace, insuite laundry, laminate floor, designer paint & covered balcony with relaxing SW views. Well laid out open floor plan perfect for entertaining with split bdrms, ensuite bath & large laundry/pantry. Professional installation for hidden TV wiring & wall-mount bracket. Walk to Highgate Village shopping, skytrain, schools, parks & walking trails. Pet & rental friendly. 1 underground parking, 1 large storage locker & bike room. Open House Sun, Sept. 26, 2-4pm