



Presented by:
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Burnaby South, South Slope Residential Attached
10 7428 SOUTHWYNDE AV, V3N 0A1 MLS# V820957 Sold



List Price: \$415,900	Previous Price:	Sale Price: \$414,000
Days on Market: 20	Original Price: \$415,900	Sale Date: 26-Apr-10

Subdiv/Complex: LEDGESTONE II

Frontage:	Approx Yr Blt: 2005	PID: 026-319-616
Depth/Size:	Age at List Date 5	Type: Townhouse
Lot SqFt: 0	Bedrooms: 2	Zoning: MF
Exposure:	Bathrooms: 2	Taxes: \$2,242 (2009)
Stories in Bldg: 4	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 1	Apprvl Req'd: No
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd:		
Fixt Removed:		
View:		

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Front	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground, Visitor Parking	
Exterior: Mixed, Stone, Vinyl		
Rain Screen: Full	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: 3 BLKS	Dist to School/Bus: 2 BLKS
Renovations:	Units in Development:	Total Units in Strata: 49
Flooring: Mixed, Tile	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s), Rooftop Deck	Property Disclosure: Y	
Mngmt Co: RE/MAX	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-821-2999	Maint Fee: \$158.64	

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

Legal: PL BCS1356 LT 10 DL 171 LD 36

Amenities: In Suite Laundry, Playground, Storage

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Smoke Alarm, Sprinkler - Fire, Other - See Remarks

Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'6 X 11'9						
Main F.	Kitchen	9'4 X 8'						
Main F.	Dining	9' X 7'						
Main F.	Storage	7' X 4'5						
Above	Master Bedroom	14' X 10'						
Above	Bedroom	12' X 8'6						
Above	Walk-In Closet	5' X 4'						
Above	Patio	20' X 15'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 460	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 565	Basement Area: None	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,025	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,025		8

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

Built by award-winning Adera, this beautiful 3-level Townhome features 3 large bay windows, maple shaker kitchen cabinets with black appliances with nice open floor plan plus 300 sq ft large private rooftop patio excellent for BBQs, entertaining & relaxation. Very desirable Ledgestone Complex is surrounded by trees & parks (plus off-leash dog park 1 block away) & is located in Burnaby South Slope's best neighbourhood. Close to schools, daycare, Skytrain, recreation & new Market Crossing Mall with plenty of shopping & restaurants. Enjoy evening walks through trails in Byrne Creek Ravine Park. 2 Parking, bonus insuite storage & pets allowed. Open House: Sat & Sun, April 24th & 25th, 2-4 PM.