



Presented by:
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Burnaby North, Brentwood Park Residential Attached
1404 4353 HALIFAX ST, V5C 5Z4 MLS# V790323 Sold



List Price:	\$258,800	Previous Price:		Sale Price:	\$255,000
Days on Market:	11	Original Price:	\$258,800	Sale Date:	06-Oct-09
Subdiv/Complex: BRENT GARDENS					
Frontage:		Approx Yr Blt:	1983	PID:	002-205-017
Depth/Size:		Age at List Date:	26	Type:	Apartment Unit
Lot SqFt:	0	Bedrooms:	1	Zoning:	STRATA
Exposure:		Bathrooms:	1	Taxes:	\$1,497 (2009)
Stories in Bldg:	24	Full Baths:	1	Gst Incl:	
Flood Plain:		Half Baths:	0	Apprvl Req:	
Meas. Type:		Tax Incl Utils:			
Fixtures Lsd:					
Fixt Removed:					
View:	Y - BEAUTIFUL MOUNTAINS & SOUTH				

Style of Home:	Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Stall #:	387	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Concrete	Parking Facilities:	Garage; Underground, Visitor Parking		
Rain Screen:		R/I Plumbing:			
Type of Roof:	Other	Dist to Public Trans:	1/2	Dist to School/Bus:	3
Renovations:		Units in Development:		Total Units in Strata:	334
Flooring:	Mixed	Locker:	Yes	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0		
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	ASCENT MANAGEMENT	Bylaw Restrictions:	Rentals Allowed, Pets Not Allowed		
Mngmt Ph:	604-431-1800	Maint Fee:	\$192.00		

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

Legal: PL NWS2036 LT 246 DL 120 LD 37
 Amenities: Bike Room, Elevator, Recreation Center, Shared Laundry, Storage, Tennis Court(s)
 Features Incl: Dishwasher, Drapes/Window Coverings, Refrigerator, Stove

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'8"						
Main F.	Kitchen	8'2 X 7'10"						
Main F.	Dining	12'6 X 8'6"						
Main F.	Master Bedroom	13'7 X 11'4"						
Main F.	Storage	8' X 4'						
Main F.	Entrance Hall	8' X 5'						

Floor Area (SqFt):		Total # Rooms:	6	Bathrooms	
Finished Floor Area Main:	765	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:	765	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	765			8	

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

Bright, spacious condo/apartment in very desirable Brentwood Park conveniently located near shopping at Brentwood Mall, restaurants, transit & schools. BCIT is only a 5 min drive away. This large 1 bedroom floor plan has 2 sliding glass doors that lead onto a huge 24 x 6 foot balcony with spectacular views from North Shore Mountains through to Mt Baker & Metrotown. Large master bedroom & living room lead to balcony plus ensuite bath w/bonus ensuite storage. Building has been re-piped w/newer roof & double glazed windows. Condo is in excellent condition and shows extremely well. Don't miss this!!!