



Presented by:
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Burnaby South, Forest Glen BS Residential Attached
1704 4603 HAZEL ST, V5H 4N1 MLS# V817223 Sold



List Price:	\$299,800	Previous Price:	\$312,800	Sale Price:	\$285,000
Days on Market:	58	Original Price:	\$324,800	Sale Date:	19-May-10
Subdiv/Complex: CRYSTAL PLACE					
Frontage:		Approx Yr Blt:	1990	PID:	016-738-004
Depth/Size:		Age at List Date:	20	Type:	Apartment/Condo
Lot SqFt:	0	Bedrooms:	1	Zoning:	APT
Exposure:		Bathrooms:	2	Taxes:	\$1,807 (2009)
Stories in Bldg:	19	Full Baths:	1	Gst Incl:	
Flood Plain:		Half Baths:	1	Apprvl Req:	
Meas. Type:		Tax Incl Utils:			
Fixtures Lsd:					
Fixt Removed:					
View:	Y - SPECTACULAR CITY & MOUNTAINS				

Style of Home:	Inside Unit, Upper Unit	Total Parking:	1	Covered Parking:	1
Construction:	Concrete	Parking Access:			
Foundation:	Concrete Perimeter	Parking Facilities:	Add. Parking Avail., Garage; Underground, Visitor Parking		
Exterior:	Concrete	R/I Plumbing:			
Rain Screen:					
Type of Roof:	Other	Dist to Public Trans:	1 BLK	Dist to School/Bus:	
Renovations:		Units in Development:	90	Total Units in Strata:	90
Flooring:	Laminate, Tile	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:				Mortgage Info:	\$0
Outdoor Area:	Balcony(s)	Property Disclosure:	Y		
Mngmt Co:	BAYWEST	Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Not Allowed		
Mngmt Ph:	604-257-0325	Maint Fee:	\$225.00		

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

Legal: PL NWS3372 LT 72 DL 153 LD 36
 Amenities: Exercise Centre, In Suite Laundry, Pool; Indoor, Storage, Swirlpool/Hot Tub, Tennis Court(s)
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15'8 X 14'6						
Main F.	Kitchen	16'6 X 8'6						
Main F.	Master Bedroom	16' X 10'6						
Main F.	Dining	10' X 8'						

Floor Area (SqFt):		Total # Rooms:	4	Bathrooms	
Finished Floor Area Main:	792	Finished Levels:	1	1	3 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	; Ensuite: N
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	792	Restricted Age:		5	
		# Pets / Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	792			8	

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

Views, Views, Views!!! Metrotown living at it's best at the very desirable Crystal Place. This 17th floor 792 sqft large, open floor plan with 9' ceilings offers spectacular 180 degree city & mountain views through your large living room & bedroom windows. This unit has been nicely updated w/new designer paint, new laminate floors, tiles and S/S kitchen appls. Master bedroom is large & there's plenty of closet space throughout. Excellent building amenities: pool, sauna, hot tub, tennis court & gym/exercise room plus you're only 1 block from Metrotown shopping, Crystal Mall & neighbourhood restaurants. Secured underground parking. 1 large storage locker & insuite laundry. Open House: Sat & Sun May 15&16, 2-4pm.