



Presented by:  
**Brian Vidas**  
 sutton-centre realty  
 Email: [Brian@BrianVidas.com](mailto:Brian@BrianVidas.com)  
 Phone: 604.671.5259



East Burnaby, Burnaby East Residential Attached  
**# 2 7901 13TH AV** MLS # V742505 Sold



List Price:	\$329,900	Sale Price:	\$300,000	Days on Market:	25
Previous Price:		Subdiv/Complex:			
Original Price:	\$329,900	View:			
Frontage:		Postal Code:	V3N 2E8	Type:	Townhouse
Depth/Size:				Approx Yr Blt:	1994
Lot SqFt:	0			Age at List Date:	14
Exposure:		Bedrooms:	2	Zoning:	MF
Stories in Bldg:		Bathrooms:	2	Taxes:	\$1,911 / 2008
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:	Feet	Half Baths:	1	Apprvl Req:	
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:	N			Tax Incl Utils:	N

Style of Home:	2 Storey w/Bsmt.	Total Parking:	1	Covered Parking:	1
Construction:	Concrete / Frame - Wood / Other	Parking Stall #:		Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Vinyl / Wood	Parking Facilities:	Garage; Underground		
Rain Screen:					
Type of Roof:	Tar & Gravel	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Wall/Wall/Mixed	Locker:		Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Other	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:	Patio(s) & Deck(s)				
Mngmt Co/Phone:	FACILTECH / 604-684-9940	Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$0.00	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		

Maint Charge Incl:  
 Legal: PL LMS1219 LT 3 DL 28 LD 37 PID: 018-601-219  
 Amenities: Garden  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 10'						
Main F.	Kitchen	12' X 8'						
Main F.	Dining	10' X 5'						
Main F.	Entrance Hall	8' X 8'						
Above	Master Bedroom	13'4 X 10'4						
Above	Bedroom	12' X 12'						
Bsmt	Recreation Room	16'4 X 9'1						
Bsmt	Other	13'3 X 10'6						

<b>Floor Area (SqFt):</b>	Total # Rooms:	8	<b>Bathrooms</b>
Finished Floor Area Main:	Finished Levels:	3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	Basement Area:	Full, Fully Finished	2 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets; Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

Listing Broker(s): (1) Royal LePage Showcase Plus

3 level townhouse, 1,519 sf with 2 bedrooms with recreation room, could be third bedroom, very well maintained, gas fireplace, brand new roof with 20 year warranty, new railing for balconies. Close to schools, transportation & playground. Buyer to verify meas. Strata fee to be confirmed by LS.