



Presented by:
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Burnaby North, Central BN Residential Attached
216 3183 ESMOND AV, V5G 4V6 MLS# V803943 Sold



List Price: \$359,000	Previous Price:	Sale Price: \$355,000
Days on Market: 9	Original Price: \$359,000	Sale Date: 21-Jan-10
Subdiv/Complex: WINCHELSEA		
Frontage:	Approx Yr Blt: 1994	PID: 018-879-691
Depth/Size:	Age at List Date 16	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: RM-4
Exposure:	Bathrooms: 2	Taxes: \$1,804 (2008)
Stories in Bldg: 4	Full Baths: 2	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req'd: No
Meas. Type: Feet	Tax Incl Utils:	
Fixtures Lsd:		
Fixt Removed:		
View: N		

Style of Home: Ground Level Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Brick, Stucco, Vinyl		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt, Tar & Gravel	Reno Year: 2009	Dist to Public Trans:
Renovations: Partly		Dist to School/Bus:
Flooring: Laminate, Softwood	Units in Development:	Total Units in Strata:
Water Supply: City/Municipal	Locker: Yes	
Heat/Fuel: Electric, Natural Gas	Possession:	
No. of Fireplaces: 1	Title to Land: Freehold Strata	
Fireplace Fuel: Gas - Natural	Seller's Interest: Registered Owner	
Outdoor Area: Fenced Yard, Patio(s)	Mortgage Info: \$0	
Mngmt Co: ASCENT MANAGEMENT	Property Disclosure: Y	
Mngmt Ph: 604-431-1800	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$297.51		

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

Legal: PL LMS1035 LT 126 DL 69 LD 37
 Amenities: Bike Room, Elevator, In Suite Laundry, Playground, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Security - RI

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	0' X 0'						
Main F.	Kitchen	0' X 0'						
Main F.	Dining	0' X 0'						
Main F.	Master Bedroom	0' X 0'						
Main F.	Bedroom	0' X 0'						
Main F.	Den	0' X 0'						
Main F.	Eating Area	0' X 0'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 1,041	Finished Levels: 1	1 3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 0	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,041	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,041		8

Listing Broker(s): (1) Sutton Grp-West Coast Realty

WOW! 2 bedroom and den Garden level apartment in the Winchelsea. With its own West facing, fenced-in yard and patio, this feels like a townhouse and is perfect for pets and toddlers. New laminate and carpet flooring throughout this large suite, gives it a clean and new feel. Den is perfect for a nursery or an office. 2 parking, 1 storage, insuite laundry, & gas F/P, this has it all! Centrally located close to bus route, stores & short commute to Downtown.