



Presented by:  
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Burnaby South, Highgate Residential Attached  
**# 304 6893 PRENTER ST, V5E 4L3** MLS# V761855 Sold



List Price: \$245,000	Previous Price: \$250,000	Sale Price: \$236,000
Days on Market: 55	Original Price: \$250,000	Sale Date: 09-Jun-09
Subdiv/Complex: VENTURA		
Frontage:	Approx Yr Blt: 1998	PID: 024-305-456
Depth/Size:	Age at List Date 11	Type: Apartment Unit
Lot SqFt: 0	Bedrooms: 1	Zoning: MF
Exposure:	Bathrooms: 1	Taxes: \$1,514 (2008)
Stories in Bldg:	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd: N		
Fixt Removed: N		
View: N		

Style of Home: Inside Unit, Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Stall #: 88	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Mixed	Parking Facilities: Garage; Underground	
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: NEAR	Dist to School/Bus: NEAR
Renovations:	Units in Development: 58	Total Units in Strata: 96
Flooring: Laminate, Vinyl/Linoleum	Locker: Yes	Locker #: 34
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner, Power of Attorney	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: RE/MAX PROP. MGMT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Ph: 604-821-2999	Maint Fee: \$179.88	

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

Legal: PL LMS3722 LT 68 DL 96 LD 37 GROUP 1.  
 Amenities: In Suite Laundry, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Sprinkler - Fire

Site Influences: Central Location, Paved Road, Private Setting, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12'7 X 11'3						
Main F.	Kitchen	9'8 X 9'2						
Main F.	Dining	11'3 X 7'8						
Main F.	Master Bedroom	11'0 X 10'4						
Main F.	Den	7'0 X 6'3						

<b>Floor Area (SqFt):</b>	Total # Rooms: 5	<b>Bathrooms</b>
Finished Floor Area Main: 660	Finished Levels: 1	1 4 Piece; Ensuite: N; 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: 660	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 660		8

Listing Broker(s): (1) RE/MAX Central

Great for 1st time home buyer or investor. It's rare to find a one bedroom and den/study w/plenty of insuite storage. This unit has an open & spacious plan with oversized windows, natural lighting + bay window seating in the living room plus gas fireplace. Updates include laminate floors in the living room, bedroom and den. This home faces west into the courtyard and is centrally located near the Edmonds Skytrain Station, shopping (Highgate Mall), public library, schools, bike and walking trails. One parking stall and storage locker is also included.