



Presented by:
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Edmonds BE, Burnaby East Residential Attached
305 7139 18TH AV **MLS # V764945** **Sold**



List Price:	\$329,000	Sale Price:	\$319,000	Days on Market:	6
Original Price:	\$329,000	Sale Date:	10-May-09		
Previous Price:		Subdiv/Complex:	CRYSTAL GATE		
Depth/Size:		View:	No		
Lot SqFt:	0	Postal Code:	V3N 1H2	Type:	Apartment Unit
Exposure:		Bedrooms:	2	Approx Yr Bilt:	1994
Stories in Bldg:	4	Bathrooms:	2	Age at List Date:	15
Flood Plain:	No	Full Baths:	2	Zoning:	MF
Meas. Type:		Half Baths:	0	Taxes:	\$1,870 / 2008
Fixtures Lsd:	No			Gst Incl:	
Fixt Removed:	N			Apprvl Reqd:	
				Occupancy:	Owner
				Tax Incl Utils:	N

Style of Home:	Inside Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Stall #:	46	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:			
Exterior:	Vinyl	Parking Facilities:	Garage Underbuilding		
Rain Screen:	Yes				
Type of Roof:	Asphalt / Other	Dist to Public Trans:		Dist to School/Bus:	
Renovations:		Units in Development:		Total Units in Strata:	
Flooring:	Laminate / Wall/Wall/Mixed	Locker:	Yes	Locker #:	
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	Seller's Interest:	Registered Owner		
Fireplace Fuel:	Gas - Natural	Mortgage Info:	0 -		
Outdoor Area:	Balcony(s)				
Mngmt Co/Phone:	GATEWAY / 604-635-5000	Property Disclosure:	/ Yes		
Mo. Maint Charge:	\$237.27	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Not Allowed		

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

Legal: PL LMS1127 LT 36 DL 95 LD 37 PID: 018-516-939
 Amenities: Elevator, In Suite Laundry, Wheelchair Access
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 10'6"						
Main F.	Kitchen	11' X 8'						
Main F.	Dining	12'6" X 10'						
Main F.	Master Bedroom	11'4" X 14'6"						
Main F.	Bedroom	10' X 9'						
Main F.	Den	9' X 8'						
Main F.	Storage	6' X 6'						

Floor Area (SqFt):		Total # Rooms:	7	Bathrooms	
Finished Floor Area Main:	1,076	Finished Levels:	1	1	4 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	0	Basement Area:	None	2	3 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,076	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,076			8	

Listing Broker(s): (1) Royal Pacific Riverside Realty

Rare available 2 bedroom + den w/2 full bath end unit. Bright living/dining room w/gas fireplace facing courtyard. Large balcony, huge master bedroom. In suite laundry + storage, recently remodeled w/new laminate floors & stylish colors, well maintained, pet friendly building w/rainscreened (2006 w/10 year warranty), shows with confidence, move in condition, Most desirable Edmond area - walking distance to skytrain, supermarket, school, Highgate Village, park and everything.