



Presented by:
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Burnaby South, South Slope Residential Attached
33 7488 SOUTHWYNDE AV, V3N 5C6 MLS# V795268 Sold



List Price: \$399,900	Previous Price:	Sale Price: \$396,000
Days on Market: 15	Original Price: \$399,900	Sale Date: 10-Nov-09

Subdiv/Complex: LEDGESTONE 1

Frontage:	Approx Yr Blt: 2003	PID: 025-687-468
Depth/Size:	Age at List Date 6	Type: Townhouse
Lot SqFt: 0	Bedrooms: 2	Zoning: MF
Exposure: S	Bathrooms: 2	Taxes: \$2,145 (2009)
Stories in Bldg: 4	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 1	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd:		
Fixt Removed:		
View:	Y - SOUTH PARK VIEW & MOUNT BAKER	

Style of Home: Upper Unit	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Stall #: 46 & 47	Parking Stall Owned:
Foundation: Concrete Perimeter	Parking Access: Front	
Exterior: Mixed, Stone, Vinyl	Parking Facilities: Garage; Underground, Visitor Parking	
Rain Screen: Yes		
Type of Roof: Asphalt	Dist to Public Trans: 3 BLOCKS	Dist to School/Bus: 1 BLOCK
Renovations:	Units in Development: 83	Total Units in Strata:
Flooring: Laminate, Mixed, Tile	Locker: Yes	Locker #: 33
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Baseboard, Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Rooftop Deck		
Mngmt Co: REMAX PROPERTY MANAGEMENT	Property Disclosure: Y	
Mngmt Ph: 604-821-2999	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Maint Fee: \$220.15		

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

Legal: PL BCS419 LT 33 DL 171 LD 37 GROUP 1.
 Amenities: In Suite Laundry, Playground, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Golf Course Nearby, Private Yard, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'9"						
Main F.	Kitchen	9' X 7'						
Main F.	Dining	9' X 8'						
Main F.	Storage	7' X 4'5"						
Above	Master Bedroom	14'10 X 10'2"						
Above	Bedroom	11'8 X 8'8"						
Above	Walk-In Closet	5' X 4'						
Above	Patio	15' X 20'						

Floor Area (SqFt):	Total # Rooms: 8	Bathrooms
Finished Floor Area Main: 460	Finished Levels: 3	1 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up: 550	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3
Finished Floor Area Bsmt: 0	Bsmt Height:	4
Total Finished Floor Area: 1,010	Restricted Age:	5
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,010		8

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

What a pleasure to show. Built by award-winning Adera, this 3-Level Townhome features maple-shaker cabinets, granite countertops, laminate floors, cultured-stone fireplace & designer paint + 280 SqFt large private rooftop patio excellent for BBQ's, entertaining & relaxation w/southern views of park & Mt Baker. Very desirable Ledgestone Complex is surrounded by trees & parks (+ dog-park across the street) & is located in Bby South-Slope's best neigh'd. Close to schools, daycare, SkyTrain, recreation & new Market Crossing Mall w/plenty of shpg & restaurants. Enjoy evening walks through trails in Byrne Creek Ravine Park. 2 Prkg spots, bonus insuite storage & pets allowed.