



Presented by:  
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South Slope, Burnaby South Residential Attached  
**# 33 7428 SOUTHWYNDE AV** MLS # V713297 **Sold**



List Price:	\$ 399,900	Sale Price:	\$ 399,900	Days on Market:	24
Previous Price:		Subdiv/Complex:	LEDGESTONE II		
Original Price:	\$ 399,900	View:	Yes; HILLSIDE GREENBELT		
Frontage:		Postal Code:	V3N 0A1	Type:	Townhouse
Depth/Size:				Approx Yr Bilt:	2005
Lot SqFt:	0			Age at List Date:	3
Exposure:		Bedrooms:	2	Zoning:	MF
Stories in Bldg:	4	Bathrooms:	2	Taxes:	\$2,012 / 2007
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:		Half Baths:	1	Apprvl Req'd:	No
Fixtures Lsd:				Occupancy:	Owner
Fixt Removed:				Tax Incl Utils:	N

Style of Home:	Inside Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Stall #:	61 & 62	Parking Stall Owned:	N
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Vinyl	Parking Facilities:	Tandem / Visitor Parking		
Rain Screen:					
Type of Roof:	Asphalt	Dist to Public Trans:	3 BLKS	Dist to School/Bus:	3 BLKS
Renovations:		Units in Development:		Total Units in Strata:	49
Flooring:		Locker:	Yes	Locker #:	23
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	1	R/I Fireplaces:		Seller's Interest:	Registered Owner
Fireplace Fuel:	Electric	Mortgage Info:	0 -		
Outdoor Area:	Balcony(s) / Rooftop Deck	Property Disclosure:	/ Yes		
Mngmt Co/Phone:	SOUTHVIEW PROPERTY MGMT / 604-270-8811	Bylaw Restrictions:	Rentals Allowed w/Restrictions, Pets Allowed w/Rest.		
Mo. Maint Charge:	\$136.00				

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

Legal: PL BCS1356 DL 171 LT 33 LD 36 GRP 1. PID: 026-319-845  
 Amenities: In Suite Laundry, Playground, Storage  
 Features Incl: Disposal - Waste, Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Smoke Alarm, Fireplace Insert, Other - See Remarks  
 Site Influences: Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	12' X 11'						
Main F.	Kitchen	9' X 7'11"						
Main F.	Dining	8'1" X 7'						
Above	Master Bedroom	14' X 10'						
Above	Bedroom	10'11" X 8'						

<b>Floor Area (SqFt):</b>		<b>Total # Rooms:</b>	5	<b>Bathrooms</b>	
Finished Floor Area Main:	460	Finished Levels:	2	1	2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up:	552	Basement Area:	None	2	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Down:	0			3	
Finished Floor Area Bsmt:	0	Bsmt Height:		4	
Total Finished Floor Area:	1,012	Restricted Age:		5	
		# Pets; Cats; Dogs:		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	1,012			8	

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

One of only 2 units with a front porch. Bright, open living, dining, kitchen 1/2 bath floor plan on 1st level with 2 bedrooms & master bath on 2nd level. Head up to the 3rd level, grab a chair & just sit back, relax & invite your friends & family over for hot summer BBQ's while enjoying afternoon & evening sunshine on your large 300 sq ft. private rooftop patio. Stainless steel BBQ & portable side cart prep station included. Close to schools, parks, transit, shopping & daycare. Quick possession possible. Open House Saturday & Sunday, June 21st & 22nd, 2-4pm.