



Presented by:
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Burnaby South, South Slope Residential Attached
407 6737 STATION HILL CT, V3N 4V2 MLS# V803477 Sold



List Price: \$349,000	Previous Price:	Sale Price: \$340,000
Days on Market: 5	Original Price: \$349,000	Sale Date: 13-Jan-10
Subdiv/Complex: COURTYARDS		
Frontage:	Approx Yr Blt: 1992	PID: 017-633-923
Depth/Size:	Age at List Date 18	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 2	Zoning: MF
Exposure:	Bathrooms: 2	Taxes: \$1,918 (2009)
Stories in Bldg: 5	Full Baths: 2	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd:		
Fixt Removed:		
View: Y - PARK		

Style of Home: Split Entry	Total Parking: 1	Covered Parking: 1
Construction: Frame - Wood	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Stucco		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations:	Units in Development:	Total Units in Strata:
Flooring: Laminate	Locker: Yes	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	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: CROSBY MGMT	Property Disclosure: Y	
Mngmt Ph: 604-683-8900	Bylaw Restrictions: Pets Allowed w/Rest.	
Maint Fee: \$268.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: PL NWS3438 LT 98 LD 37

Amenities: Elevator, Garden, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 13'						
Main F.	Kitchen	12' X 11'						
Main F.	Dining	11' X 8'						
Main F.	Master Bedroom	13' X 11'						
Main F.	Bedroom	12' X 9'						

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 1,104	Finished Levels: 1	1 4 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: 1,104	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 1,104		8

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

Spacious 2 bedroom/2 baths, nestled in park - like setting, unit facing greenbelt, provides total privacy. Quiet and convenient. Only 2 blks from skytrain. Excellent layout. Huge balcony with storage room. 1 parking/1 locker. Renovated partly.