



Presented by:
Brian Vidas
 sutton-centre realty
 Phone: 604.671.5259
 Email: Brian@BrianVidas.com
 Website: www.BrianVidas.com



Burnaby South, South Slope Residential Attached
411 6742 STATION HILL CT, V3N 4V2 MLS# V804695 Sold

No Photo Available	List Price: \$269,000	Previous Price:	Sale Price: \$263,000
	Days on Market: 0	Original Price: \$269,000	Sale Date: 15-Jan-10
Subdiv/Complex: WYNDHAM COURT			
Frontage:	Approx Yr Blt: 1993	PID: 018-023-070	
Depth/Size:	Age at List Date 17	Type: Apartment/Condo	
Lot SqFt: 0	Bedrooms: 1	Zoning: MF	
Exposure:	Bathrooms: 1	Taxes: \$1,632 (2009)	
Stories in Bldg: 4	Full Baths: 1	Gst Incl:	
Flood Plain:	Half Baths: 0	Apprvl Req:	
Meas. Type:	Tax Incl Utils: No		
Fixtures Lsd:			
Fixt Removed:			
View:	Y - COURTYARD WATER FOUNTAIN		

Style of Home: Carriage/Coach House	Total Parking: 2	Covered Parking: 2	
Construction: Frame - Wood	Parking Access:		
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground		
Exterior: Mixed, Vinyl			
Rain Screen:	R/I Plumbing:		
Type of Roof: Asphalt	Dist to Public Trans: 2	Dist to School/Bus: 2	
Renovations: Partly	Reno Year: 2009	Units in Development:	Total Units in Strata: 88
Flooring: Mixed, Tile	Locker: Yes		
Water Supply: City/Municipal	Possession:		
Heat/Fuel: Baseboard, Electric, Natural Gas	Title to Land: Freehold Strata		
No. of Fireplaces: 1	R/I Fireplaces:	Seller's Interest: Registered Owner	
Fireplace Fuel: Gas - Natural	Mortgage Info: \$0		
Outdoor Area: Balcony(s); Patio(s) or Deck(s)			
Mngmt Co: BAYWEST	Property Disclosure: Y		
Mngmt Ph: 604-714-1529	Bylaw Restrictions: No Restrictions		
Maint Fee: \$220.00			

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

Legal: PL LMS666 LT 85 DL 171 LD 36
 Amenities: Bike Room, Elevator, Garden, Guest Suite, In Suite Laundry, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Fireplace Insert

Site Influences: Cul-de-Sac, Golf Course Nearby, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	14' X 12'						
Main F.	Kitchen	10' X 8'						
Main F.	Dining	12' X 8'						
Main F.	Master Bedroom	13' X 12'						

Floor Area (SqFt):	Total # Rooms: 4	Bathrooms	
Finished Floor Area Main: 715	Finished Levels: 1	1 4 Piece; Ensuite: Y; 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: 715	Restricted Age:	5	
	# Pets / Cats; Dogs:	6	
Unfinished Floor Area: 0	# or % Rentals:	7	
Grand Total Floor Area: 715		8	

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

Top floor corner unit w/spacious floor plan, 9' ceilings, balcony & courtyard water views. Well maintained w/new paint & tiles. Surrounded by trees & parks (plus off-leash dog-park 2 blocks away) & close to schools, daycare, skytrain, Choices Market, recreation & new Market Crossing Mall w/plenty of shopping & restaurants. Enjoy evening walks through trails in Byrne Creek Ravine Park next door. 2 parking, storage & pets allowed.