



Presented by:  
**Brian Vidas**  
 sutton-centre realty  
 Phone: 604.671.5259  
 Email: [Brian@BrianVidas.com](mailto:Brian@BrianVidas.com)  
 Website: [www.BrianVidas.com](http://www.BrianVidas.com)



Burnaby South, South Slope Residential Attached  
**# 47 7428 SOUTHWYNDE AV, V3N 0A1** MLS# V857929 Sold



List Price:	\$ 418,800	Previous Price:		Sale Price:	\$ 425,000
Days on Market:	6	Original Price:	\$ 418,800	Sale Date:	12-Nov-10
Subdiv/Complex: LEDGESTONE 2					
Frontage:		Approx Yr Blt:	2005	PID:	026-319-985
Depth/Size:				Type:	Townhouse
Lot SqFt:	0	Age at List Date:	5	Zoning:	MF
Exposure:		Bedrooms:	2	Taxes:	\$2,263 (2010)
Stories in Bldg:	4	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:		Full Baths:	1	Tax Incl Utils:	No
Meas. Type:		Half Baths:	1	Apprvl Req:	
Fixtures Lsd:					
Fixt Removed:					
View:	Y - HILLSIDE GREENBELT				

Style of Home:	End Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Stone, Vinyl				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt				
Renovations:		Reno Year:		Dist to Public Trans:	3 BLOCKS
Flooring:	Mixed, Tile			Units in Development:	49
Water Supply:	City/Municipal			Locker:	Yes
Heat/Fuel:	Baseboard, Electric			Possession:	
No. of Fireplaces:	1	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:	Electric			Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s); Patio(s) or Deck(s), Rooftop Deck, Sundeck(s)			Mortgage Info:	\$0
Mngmt Co:	REMAX	Property Disclosure:	Y		
Mngmt Ph:	604-821-2999	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Maint Fee:	\$ 176.00				

Maint Charge Incl: Caretaker, Gardening, Garbage Pickup, Hot Water, Management, Snow removal

Legal: PL BCS1356 LT 47 DL 171 LD 36  
 Amenities: Garden, In Suite Laundry, Playground, Storage  
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Disposal - Waste, Drapes/Window Coverings, Fireplace Insert, Garage Door Opener, Microwave, 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	10'11 X 8'8"						
Above	Walk-In Closet	5' X 4'						
Above	Patio	15' X 20'						

<b>Floor Area (SqFt):</b>		Total # Rooms:	8	<b>Bathrooms</b>	
Finished Floor Area Main:	460	Finished Levels:	3	1	4 Piece; Ensuite: N; Level: Above
Finished Floor Area Up:	552	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:	1,012	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

Rarely available Ledgestone Townhouse with beautiful hillside greenbelt views. Built by award-winning Adera, this 3-Level Townhome features new designer paint throughout, dark shaker kitchen cabinets with black appliances with nice open floor plan & large living room bay window + 300 SqFt large private rooftop patio excellent for BBQ's, entertaining & relaxation. Very desirable Ledgestone Complex is surrounded by trees & parks (+ off-leash dog-park 1 block away) & is located in Burnaby's South-Slope's best neighbourhood. Close to schools, daycare, SkyTrain, recreation & new Market Crossing Mall with plenty of shopping & restaurants. Enjoy evening walks through trails in Byrne Creek Ravine Park. 2 parkings, bonus insuite storage