



Presented by:  
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Burnaby South, South Slope Residential Attached  
**# 47 7428 SOUTHWYNDE AV, V3N 0A1** MLS# V804036 Sold



|                               |                                     |                   |            |               |                |
|-------------------------------|-------------------------------------|-------------------|------------|---------------|----------------|
| List Price:                   | \$ 409,000                          | Previous Price:   |            | Sale Price:   | \$ 409,000     |
| Days on Market:               | 7                                   | Original Price:   | \$ 409,000 | Sale Date:    | 20-Jan-10      |
| Subdiv/Complex: LEDGESTONE II |                                     |                   |            |               |                |
| Frontage:                     |                                     | Approx Yr Blt:    | 2005       | PID:          | 026-319-985    |
| Depth/Size:                   |                                     | Age at List Date: | 5          | Type:         | Townhouse      |
| Lot SqFt:                     | 0                                   | Bedrooms:         | 2          | Zoning:       | MF             |
| Exposure:                     |                                     | Bathrooms:        | 2          | Taxes:        | \$2,223 (2009) |
| Stories in Bldg:              | 4                                   | Full Baths:       | 1          | Gst Incl:     |                |
| Flood Plain:                  |                                     | Half Baths:       | 1          | Apprvl Req'd: | No             |
| Meas. Type:                   | Feet                                | Tax Incl Utils:   | No         |               |                |
| Fixtures Lsd:                 | Y - LIVING ROOM DRAPES/CURTAIN ROAD |                   |            |               |                |
| Fixt Removed:                 | Y - LR DRAPES/CURTAIN ROD           |                   |            |               |                |
| View:                         | Y - HILLSIDE GREENBELT              |                   |            |               |                |

|                    |                          |                      |  |                       |                  |
|--------------------|--------------------------|----------------------|--|-----------------------|------------------|
| Style of Home:     | Upper Unit               | Total Parking:       | 2  | Covered Parking:      | 2                |
| Construction:      | Frame - Wood             | Parking Access:      | Front  |                       |                  |
| Foundation:        | Concrete Perimeter       | Parking Facilities:  | Garage; Underground, Visitor Parking                 |                       |                  |
| Exterior:          | Mixed, Stone, Vinyl      |                      |  |                       |                  |
| Rain Screen:       | Full                     | R/I Plumbing:        |  |                       |                  |
| Type of Roof:      | Asphalt                  |                      |  |                       |                  |
| Renovations:       |                          | Reno Year:           |  | Dist to Public Trans: | 3 BLKS           |
| Flooring:          | Mixed, Tile              |                      |  | Dist to School/Bus:   | 2 BLKS           |
| Water Supply:      | City/Municipal           |                      |  | Units in Development: |                  |
| Heat/Fuel:         | Electric                 |                      |  | Locker:               | Yes              |
| No. of Fireplaces: | 1                        | R/I Fireplaces:      |  | Possession:           |                  |
| Fireplace Fuel:    | Electric                 |                      |  | Title to Land:        | Freehold Strata  |
| Outdoor Area:      | Balcony(s), Rooftop Deck |                      |  | Seller's Interest:    | Registered Owner |
|                    |                          |                      |  | 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: \$156.97      |                      |  |                       |                  |

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

Legal: PL BCS1356 LT 47 DL 171 LD 36 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, Smoke Alarm, Sprinkler - Fire  
 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'   |       |      |            |       |      |            |
| Main F. | Storage        | 7' X 4'5"   |       |      |            |       |      |            |
| Above   | Master Bedroom | 14' X 10'   |       |      |            |       |      |            |
| Above   | Bedroom        | 10'11" X 8' |       |      |            |       |      |            |
| Above   | Walk-In Closet | 5' X 4'     |       |      |            |       |      |            |
| Above   | Patio          | 20' X 15'   |       |      |            |       |      |            |

|                            |       |                      |      |                  |                                     |
|----------------------------|-------|----------------------|------|------------------|-------------------------------------|
| <b>Floor Area (SqFt):</b>  |       | Total # Rooms:       | 8    | <b>Bathrooms</b> |                                     |
| Finished Floor Area Main:  | 460   | Finished Levels:     | 3    | 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

Rarely available Ledgestone townhome with beautiful hillside greenbelt views. Built by award-winning Adera, this 3-level Townhome features dark kitchen cabinets with black appliances with nice open floor plan & large living room bay window plus 280SF large private rooftop patio excellent for BBQ's, entertaining & relaxation. Very desirable Ledgestone Complex is surrounded by trees & parks (plus off-leash dog-park 1 block away) & is located in BBY 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 Parking, bonus insuite storage & pets allowed. Open January 16th&17th, 2-4.