



Presented by:  
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Burnaby North, Cariboo Residential Attached  
**# 501 9857 MANCHESTER DR, V3N 4P5** MLS# V818690 Sold



List Price:	\$229,000	Previous Price:		Sale Price:	\$221,500
Days on Market:	28	Original Price:	\$229,000	Sale Date:	21-Apr-10
Subdiv/Complex: BARCLAY WOODS					
Frontage:		Approx Yr Blt:	1980	PID:	001-806-581
Depth/Size:		Age at List Date:	30	Type:	Apartment/Condo
Lot SqFt:	0	Bedrooms:	2	Zoning:	APT
Exposure:		Bathrooms:	1	Taxes:	\$1,391 (2009)
Stories in Bldg:	5	Full Baths:	1	Gst Incl:	
Flood Plain:	No	Half Baths:	0	Apprvl Req'd:	No
Meas. Type:		Tax Incl Utils:	No		
Fixtures Lsd:	N				
Fixt Removed:	N				
View:					

Style of Home:	Penthouse	Total Parking:	1	Covered Parking:	1
Construction:	Other	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground		
Exterior:	Stone, Vinyl, Wood				
Rain Screen:		R/I Plumbing:			
Type of Roof:	Tar & Gravel				
Renovations:		Reno Year:		Dist to Public Trans:	
Flooring:				Units in Development:	
Water Supply:	City/Municipal			Locker:	No
Heat/Fuel:	Electric			Possession:	
No. of Fireplaces:	0	R/I Fireplaces:		Title to Land:	Freehold Strata
Fireplace Fuel:				Seller's Interest:	Registered Owner
Outdoor Area:	Balcony(s)			Mortgage Info:	\$0
Mngmt Co:	VANCOUVER CONDO	Property Disclosure:	Y		
Mngmt Ph:	604-684-6291	Bylaw Restrictions:	Pets Allowed, Rentals Allowed		
	Maint Fee: \$193.00				

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

Legal: PL NWS1459 LT 180 DL 2 LD 37  
 Amenities: Bike Room, Elevator  
 Features Incl: Drapes/Window Coverings, Garage Door Opener, Intercom, Refrigerator, Stove, Dishwasher, Microwave

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	17' X 14'						
Main F.	Kitchen	8' X 7'						
Main F.	Master Bedroom	11'10 X 10'2						
Main F.	Bedroom	8'8 X 11'3						
Main F.	Dining	8'11 X 7'5						

<b>Floor Area (SqFt):</b>		Total # Rooms:	5	<u>Bathrooms</u>	
Finished Floor Area Main:	780	Finished Levels:	1	1	4 Piece; Ensuite: N; 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:	780	Restricted Age:		5	
		# Pets / Cats; Dogs: / Cats: Yes; Dogs: Yes		6	
Unfinished Floor Area:	0	# or % Rentals:		7	
Grand Total Floor Area:	780			8	

Listing Broker(s): (1) Dexter Associates Realty, (2) Sutton Centre Realty

Top floor, corner unit updated 2 bedroom (large den with window being used as 2nd bedroom) with views from your large covered balcony. Updates include, brand new kitchen cabinets and countertops, stainless steel appliances, laminate & slate tile floor, updated bathroom & new paint. Just a short walk to skytrain and Lougheed Mall. Rentals and small pets allowed plus insuite storage and 1 secured parking stall.