



Presented by:  
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Burnaby South, South Slope Residential Attached  
**# 54 7488 SOUTHWYNDE AV, V3N 5C6** MLS# V821973 Sold



List Price: \$416,900	Previous Price:	Sale Price: \$413,800
Days on Market: 6	Original Price: \$416,900	Sale Date: 18-Apr-10
Subdiv/Complex: LEDGESTONE I		
Frontage:	Approx Yr Blt: 2003	PID: 025-687-671
Depth/Size:	Age at List Date 7	Type: Townhouse
Lot SqFt: 0	Bedrooms: 2	Zoning: MF
Exposure: S	Bathrooms: 2	Taxes: \$2,145 (2009)
Stories in Bldg: 4	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 1	Apprvl Req:
Meas. Type:	Tax Incl Utils: No	
Fixtures Lsd:		
Fixt Removed:		
View:	Y - SOUTH PARK VIEW & MT BAKER	

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	Dist to Public Trans: 3 BLKS	Dist to School/Bus: 1 BLK
Renovations:	Units in Development: 83	Total Units in Strata:
Flooring: Laminate, Mixed, Tile	Locker:	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric, Baseboard	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Rooftop Deck	Property Disclosure: Y	
Mngmt Co: REMAX PROPERTY MGMT	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed w/Restrictions	
Mngmt Ph: 604-821-2999	Maint Fee: \$240.94	

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

Legal: PL BCS419 LT 54 DL 171 LD 36  
 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, Security System, 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	11'8 X 8'8"						
Above	Walk-In Closet	5' X 4'						
Above	Patio	14' 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: 550	Basement Area: None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down: 0		3 ; Ensuite: N
Finished Floor Area Bsmt: 0	Bsmt Height: 4	
Total Finished Floor Area: 1,010	Restricted Age: 5	
	# Pets / Cats; Dogs: 2 / Cats: Yes; Dogs: Yes	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,010		8

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

Beautiful open floor plan with maple-shaker kitchen cabinets, new high quality laminate floors up & down, culture stone fireplace & designer paint plus a 280sf large private rooftop patio excellent for BBQ's, entertaining & relaxation with southern views of park & Mt. Baker. Very desirable Ledgestone complex is surrounded by trees & parks (plus off-leash dog park across the street). 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. Bonus 2 separate parking (side x side, not tandem), bonus insuite storage & pets allowed. Open house Sun Apr 18, 2-4pm.