



Presented by:
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South Slope, Burnaby South Residential Attached
5 7428 SOUTHWYNDE AV MLS # V761186 Sold



List Price:	\$ 424,900	Sale Price:	\$ 418,000	Days on Market:	30
		Sale Date:	14-May-09		
Previous Price:	\$ 429,900	Subdiv/Complex:	LEDGESTONE 2		
Original Price:	\$ 429,900	View:	Yes; SOUTH		
Frontage:		Postal Code:	V3N 0A1	Type:	Townhouse
Depth/Size:				Approx Yr Bilt:	2005
Lot SqFt:	0			Age at List Date:	4
Exposure:	S	Bedrooms:	2	Zoning:	MF
Stories in Bldg:	4	Bathrooms:	2	Taxes:	\$2,254 / 2007
Flood Plain:		Full Baths:	1	Gst Incl:	
Meas. Type:	Feet	Half Baths:	1	Apprvl Req:	
Fixtures Lsd:				Occupancy:	Tenant
Fixt Removed:				Tax Incl Util:	N

Style of Home:	Corner Unit / Upper Unit	Total Parking:	2	Covered Parking:	2
Construction:	Frame - Wood	Parking Stall #:	33 & 34	Parking Stall Owned:	
Foundation:	Concrete Perimeter	Parking Access:	Front		
Exterior:	Vinyl	Parking Facilities:	Garage; Underground / Tandem / Visitor Parking		
Rain Screen:		Dist to Public Trans:	3 BLKS	Dist to School/Bus:	2 BLKS
Type of Roof:	Asphalt	Units in Development:	49	Total Units in Strata:	
Renovations:		Locker:	Yes	Locker #:	44
Flooring:	Hardwood / Tile / Other	Possession:			
Water Supply:	City/Municipal	Title to Land:	Freehold Strata		
Heat/Fuel:	Baseboard / Electric	Seller's Interest:	Registered Owner		
No. of Fireplaces:	1	Mortgage Info:	0 -		
Fireplace Fuel:	Electric	Property Disclosure:	/ Yes		
Outdoor Area:	Balcony(s) / Rooftop Deck	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed w/Restrictions		
Mngmt Co/Phone:	REMAX PROP MGMT / 604-821-2999				
Mo. Maint Charge:	\$180.36				

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

Legal: PL BCS1356 LT 5 DL 171 LD 36 GROUP 1 PID: 026-319-560
 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, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	11'5 X 11'1						
Main F.	Kitchen	9'1 X 8'						
Main F.	Den	11'10 X 8'3						
Main F.	Storage	7' X 4'5						
Above	Master Bedroom	12'6 X 11'9						
Above	Bedroom	10'10 X 9'10						
Main F.	Dining	9'7 X 8'						

Floor Area (SqFt):	Total # Rooms:	7	Bathrooms
Finished Floor Area Main:	Finished Levels:	3	1 5 Piece; Ensuite: Y; Level: Above
Finished Floor Area Up:	Basement Area:	None	2 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Down:			3
Finished Floor Area Bsmt:	Bsmt Height:		4
Total Finished Floor Area:	Restricted Age:		5
	# Pets; Cats; Dogs:		6
Unfinished Floor Area:	# or % Rentals:		7
Grand Total Floor Area:			8

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

Rarely available, former Adera show suite with over \$20K in original upgrades from developer. Quiet, beautiful 2 bedroom & den townhouse features gleaming hardwood floors, stainless steel appliances, built-in microwave & granite countertops in kitchen & bathroom. Insuite storage & laundry plus den includes built-in shelving & drawers (Could be 3rd bedroom). Kitchen & den windows & ensuite bath for master bedroom. Cozy balcony off living room plus large private 230 sf rooftop patio with Southwest views on 3rd level. Very desirable Ledgestone complex is surrounded by trees & parks & is close to shopping, schools, daycare, transit and recreation. Enjoy evening walks through the trails in Byrne Creek Ravine Park. This is it, hurry!!!