



Presented by:
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Burnaby North, Brentwood Park Residential Attached
602 2345 MADISON AV, V5C 0B4 MLS# V794954 Sold



List Price: \$314,800	Previous Price:	Sale Price: \$320,008
Days on Market: 7	Original Price: \$314,800	Sale Date: 01-Nov-09
Subdiv/Complex:		
Frontage:	Approx Yr Blt: 2007	PID: 026-972-433
Depth/Size:	Age at List Date 2	Type: Apartment/Condo
Lot SqFt: 0	Bedrooms: 1	Zoning: HIRISE
Exposure: S	Bathrooms: 1	Taxes: \$1,787 (2009)
Stories in Bldg:	Full Baths: 1	Gst Incl:
Flood Plain:	Half Baths: 0	Apprvl Req:
Meas. Type:	Tax Incl Utils:	
Fixtures Lsd:		
Fixt Removed:		
View: Y - -		

Style of Home: Upper Unit	Total Parking: 1	Covered Parking: 1
Construction: Concrete	Parking Access:	
Foundation: Concrete Perimeter	Parking Facilities: Garage; Underground	
Exterior: Concrete		
Rain Screen:	R/I Plumbing:	
Type of Roof: Tar & Gravel	Dist to Public Trans:	Dist to School/Bus:
Renovations: Other	Units in Development:	Total Units in Strata:
Flooring: Wall/Wall/Mixed	Locker: Yes	Locker #: 298
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	R/I Fireplaces: 0	Seller's Interest: Registered Owner
Fireplace Fuel: Electric	Mortgage Info: \$0	
Outdoor Area: Balcony(s)	Property Disclosure: Y	
Mngmt Co: STRATAWEST	Bylaw Restrictions: No Restrictions	
Mngmt Ph: 604-904-9595	Maint Fee: \$186.77	

Maint Charge Incl: Gardening, Management

Legal: PL BCS2196 LT 47 DL 119 LD 37 THE STRATA LOT AS SHOWN ON FORM V.
 Amenities: Club House, Elevator, Exercise Centre, Pool; Indoor, Recreation Center, Sauna/Steam Room
 Features Incl:

Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

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

Floor Area (SqFt):	Total # Rooms: 5	Bathrooms
Finished Floor Area Main: 647	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: 647	Restricted Age:	5
	# Pets / Cats; Dogs:	6
Unfinished Floor Area: 0	# or % Rentals:	7
Grand Total Floor Area: 647		8

Listing Broker(s): (1) Sutton Grp West Coast (Van49), (2) Sutton Grp West Coast (Van49)

Beautiful 1 bedroom & small den at OMA with best amenities in the area! Indoor pool, gym, sauna/steam, rec room, exercise, hot tub. South facing unit, quiet & bright (preferrable side). Granite countertops, S/S appliances, 9' ceiling, walnut cabinets. Pets OK, rentals OK. Overlooking park/Salmon stream (protected) area. Skytrain is close!! Hurry!!!