

Presented by:
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Burnaby South, Metrotown Residential Attached
108 5889 IRMIN ST, V5J 0C1 **MLS# V969795** **Active**



List Price: \$394,000 Previous Price: \$408,800

Subdiv/Complex: MACHPERSON WALK EAST

Frontage:	Approx Yr Blt:	2009	PID:	027-999-343
Depth/Size:			Type:	Apartment/Condo
Lot SqFt:	Age at List Date:	3	Zoning:	CD-RM3
Exposure:	Bedrooms:	2	Taxes:	\$2,285 (2012)
Stories in Bldg:	Bathrooms:	2	If New GST/HST Incl:	
Flood Plain:	Full Baths:	2	Tax Incl Utilities:	No
Meas. Type:	Half Baths:	0	Apprvl Req'd:	No
Fixtures Lsd:				
Fixt Removed:				
View:				

Style of Home:	Corner Unit, Ground Level Unit	Total Parking:	1	Covered Parking:	1
Construction:	Frame - Wood	Parking Access:	Front		
Foundation:	Concrete Perimeter	Parking Facilities:	Garage; Underground, Visitor Parking		
Exterior:	Wood, Brick, Other				
Rain Screen:	Full	R/I Plumbing:			
Type of Roof:	Asphalt	Dist to Public Trans:	2	Dist to School/Bus:	4
Renovations:		Units in Development:	345	Total Units in Strata:	165
Flooring:	Laminate, Tile, Wall/Wall/Mixed	Locker:	Yes		
Water Supply:	City/Municipal	Possession:			
Heat/Fuel:	Baseboard, Electric	Title to Land:	Freehold Strata		
No. of Fireplaces:	0	Seller's Interest:	Registered Owner		
Fireplace Fuel:		Mortgage Info:	\$0 / Treat as Clear Title		
Outdoor Area:	Patio(s)	Property Disclosure:	N - OWNER NEVER LIVED IN		
Mngmt Co:	CROSBY MANAGEMENT	Bylaw Restrictions:	Pets Allowed w/Rest., Rentals Allowed		
Mngmt Ph:	604-683-8900	Maint Fee:	\$259.06		

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

Legal: PL BCS3540 LT 27 DL 97 LD 36 THE STRATA LOT AS SHOWN ON FORM V.

Amenities: Bike Room, Elevator, Exercise Centre, Garden, Guest Suite, In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage Door Opener, Microwave, Security - RI, Smoke Alarm, Sprinkler - Fire

Site Influences: Central Location, Recreation Nearby, Shopping Nearby

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	19'9 X 13'7						
Main F.	Kitchen	10'1 X 10'7						
Main F.	Bedroom	9' X 8'6						
Main F.	Master Bedroom	10'7 X 10'2						
Main F.	Entrance Hall	5' X 11'						

Floor Area (SqFt):	Total # Rooms:	5	Bathrooms
Finished Floor Area Main:	Finished Levels:	1	1 5 Piece; Ensuite: Y; Level: Main F.
Finished Floor Area Up:	Basement Area:	None	2 4 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): TRG-The Residential Group Rlty

Beautiful 2 bed and 2 bath at Macpherson Walk that boasts a large U shaped kitchen with Whirlpool stainless steel appliances, gas stove, tons of cabinets and granite counter tops. The bedrooms are separated by a large open living space that has laminate flooring, 9 ft ceilings and walks out to a large covered patio with a gas bbq hookup. The building is surrounded by 3.5 acres of green space and has a guest suite, fitness center, live-in-caretaker and balance of the 2-5-10 home warranty. Freshly painted and easy to show. Seller motivated and all offers considered. Open House Sat. December 1, 1:30pm - 4:30pm.