

Presented by:
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Burnaby North, Willingdon Heights Residential Attached
11 3712 PENDER ST, V5C 2L3 MLS# V938124 **Active**



List Price: \$670,000 Previous Price:

Subdiv/Complex: PENDER LANE AT THE HEIGHTS

Frontage:	Approx Yr Blt: 2004	PID: 026-214-296
Depth/Size:		Type: Townhouse
Lot SqFt: 0	Age at List Date: 8	Zoning: RM-6
Exposure:	Bedrooms: 3	Taxes: \$2,084 (2011)
Stories in Bldg:	Bathrooms: 3	If New GST/HST Incl:
Flood Plain:	Full Baths: 2	Tax Incl Utilities: Yes
Meas. Type: Feet	Half Baths: 1	Apprvl Req: No
Fixtures Lsd: N		
Fixt Removed: Y - LIGHT FIXTURES IN BEDROOM 2		
View: Y - PANORAMIC SOUTH CITY		

Style of Home: 2 Storey w/Bsmt.	Total Parking: 2	Covered Parking: 2
Construction: Frame - Wood	Parking Access: Rear	
Foundation: Concrete Perimeter	Parking Facilities: Grge/Double Tandem, Other	
Exterior: Vinyl, Wood		
Rain Screen:	R/I Plumbing:	
Type of Roof: Asphalt	Dist to Public Trans: .5BLK	Dist to School/Bus: 5BLK
Renovations:	Units in Development: 12	Total Units in Strata: 12
Flooring: Mixed	Locker: No	
Water Supply: City/Municipal	Possession:	
Heat/Fuel: Electric	Title to Land: Freehold Strata	
No. of Fireplaces: 1	Seller's Interest: Registered Owner	
R/I Fireplaces:	Mortgage Info: \$0	
Fireplace Fuel: Electric	Property Disclosure: Y	
Outdoor Area: Balcony(s); Patio(s) or Deck(s)	Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed	
Mngmt Co: SELF MANAGED		
Mngmt Ph: Maint Fee: \$198.00		

Maint Charge Incl: Gardening, Garbage Pickup, Management

Legal: SL 11 DL 116 GRP 1 NWD PL BCP 9769 PCL A

Amenities: In Suite Laundry

Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Drapes/Window Coverings, Garage Door Opener, Microwave, Security System, Smoke Alarm, Vacuum Blt. In

Site Influences:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main F.	Living Room	15' X 12'						
Main F.	Kitchen	10' X 7'						
Main F.	Dining	11' X 10'						
Above	Master Bedroom	15' X 12'						
Above	Bedroom	11' X 8'						
Above	Bedroom	12' X 8'6"						
Below	Recreation Room	13' X 12'						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 687	Finished Levels: 3	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 716	Basement Area: Fully Finished, Separate Entry	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: N; Level: Above
Finished Floor Area Bsmt: 182	Bsmt Height: 4	
Total Finished Floor Area: 1,585	Restricted Age: 5	
	# Pets / Cats; Dogs: 6	
Unfinished Floor Area: 0	# or % Rentals: 7	
Grand Total Floor Area: 1,585		8

Listing Broker(s): TRG-The Residential Group Rlty

Pender Lane at The Heights. A duplex style city home with panoramic southern views. Spacious & bright open floor plan w/9' ceilings, engineered hardwood floors & powder room on the main floor. A bright, south facing maple kitchen hosts stainless steel appliances, granite counters & a nice sundeck for your BBQ just steps away. Three bedrooms up include a large master with a full ensuite & its own sundeck. Bonus rec room downstairs with full laundry, central vacuum & access to your double garage. Easy access to downtown, North Van & Highway #1.