

Presented by:
Kelly Golby
 TRG-The Residential Group Rlty
 Cell: 604-218-5504
 Email: kelly@kellygolby.com

Burnaby South, Metrotown Residential Attached
71 7388 MACPHERSON AV, V5J 0A1 **Active**
 MLS# V984468

	List Price: \$599,000	Previous Price:	
	Subdiv/Complex: ACACIA GARDENS Frontage: _____ Approx Yr Blt: 2006 PID: 026-799-821 Depth/Size: _____ Type: Townhouse Lot SqFt: 0 Age at List Date: 7 Zoning: RM3 Exposure: E Bedrooms: 4 Taxes: \$3,094 (2012) Stories in Bldg: 3 Bathrooms: 3 If New GST/HST Incl: Flood Plain: _____ Full Baths: 2 Tax Incl Utilities: No Meas. Type: _____ Half Baths: 1 Apprvl Reqd: No Fixtures Lsd: N Fixt Removed: N View: _____		

Style of Home: 3 Storey Construction: Frame - Wood Foundation: Concrete Perimeter Exterior: Mixed, Vinyl, Wood Rain Screen: _____ Type of Roof: Asphalt Renovations: Partly Flooring: Wall/Wall/Mixed Water Supply: City/Municipal Heat/Fuel: Baseboard, Electric No. of Fireplaces: 1 Fireplace Fuel: Other Outdoor Area: Balcony(s); Patio(s) or Deck(s)	R/I Plumbing: No Reno Year: _____ R/I Fireplaces: _____ Mngmt Co: BAYWEST Mngmt Ph: 604-257-0325 Maint Fee: \$302.00	Total Parking: 2 Covered Parking: 2 Parking Access: Front Parking Facilities: Garage; Underground, Visitor Parking Dist to Public Trans: 1 Units in Development: _____ Locker: Yes Possession: _____ Title to Land: Freehold Strata Seller's Interest: Registered Owner Mortgage Info: \$0 Property Disclosure: Y Bylaw Restrictions: Pets Allowed, Rentals Allowed w/Restrictions
--	---	--

Maint Charge Incl: Gardening, Garbage Pickup, Gas, Management, Recreation Facility

Legal: PL BCS1997 LT 71 DL 97 LD 36 THE STRATA LOT AS SHOWN ON FORM 1 OR V
 Amenities: Bike Room, Exercise Centre, Garden, In Suite Laundry, Playground, Storage
 Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW, Compactor - Garbage, Drapes/Window Coverings, Garage
 Door Opener, Microwave, Security System, Smoke Alarm, Sprinkler - Fire
 Site Influences: Central Location, Private Setting, Recreation Nearby, Shopping Nearby

<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>	<u>Floor</u>	<u>Type</u>	<u>Dimensions</u>
Main F.	Kitchen	8' X 14'						
Main F.	Dining	11' X 17'						
Main F.	Living Room	11' X 17'						
Above	Bedroom	10'5 X 12'6						
Above	Bedroom	10'5 X 11'5						
Above	Bedroom	10'5 X 13'2						
Above	Bedroom	11'9 X 12'9						

Floor Area (SqFt):	Total # Rooms: 7	Bathrooms
Finished Floor Area Main: 525	Finished Levels: 2	1 2 Piece; Ensuite: N; Level: Main F.
Finished Floor Area Up: 1,046	Basement Area: None	2 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Down: 0		3 4 Piece; Ensuite: Y; Level: Above
Finished Floor Area Bsmt: 0	Bsmt Height: _____	4
Total Finished Floor Area: 1,571	Restricted Age: _____	5
	# Pets / Cats; Dogs: _____	6
Unfinished Floor Area: 0	# or % Rentals: _____	7
Grand Total Floor Area: 1,571		8

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

Acacia Gardens. Quality built townhome by Aragon Group. Spacious 4 bedrooms, 3 bathrooms with Kohler fixtures. Luxurious finishings included solid granite countertops with stainless steel kitchen appliances and maple cabinets. Several builder upgrades included. Additional lighting features, hardwood and slate flooring and more closet/storage space than you'll need. Fenced yard with private entry next to a patio. Additional decks on each floor above. 2 secured parking stalls with lots of visitor parking & street parking. Walk to Clinton Elementary, Burnaby South Secondary School, skytrain & recreation.