



Active **709 7088 18TH AVENUE** Residential Attached
R2140476 Burnaby East **\$448,000 (LP)**
 Board: V Edmonds BE (SP) 
 Apartment/Condo V3N 0A2



Sold Date: Frontage (feet): Original Price: **\$448,000**
 Meas. Type: Frontage (metres): Approx. Year Built: **2007**
 Depth / Size (ft.): Bedrooms: **1** Age: **10**
 Lot Area (sq.ft.): **0.00** Bathrooms: **1** Zoning: **STRATA**
 Flood Plain: **Yes** Full Baths: **1** Gross Taxes: **\$1,976.69**
 Approval Req?: Half Baths: **0** For Tax Year: **2016**
 Exposure: **Southwest** Maint. Fee: **\$238.76** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **027-185-788**
 Mgmt. Co's Name: Tour:
 Mgmt. Co's Phone:
 View: **Yes: Greenbelt & Courtyard**
 Complex / Subdiv: **Park 360**
 Services Connected: **Community, Electricity, Water**

Style of Home: **Inside Unit, Upper Unit** Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Construction: **Concrete** Parking: **Garage; Underground**
 Exterior: Locker: **Y**
 Foundation: **Concrete Block** Reno. Year: Dist. to Public Transit:
 Rain Screen: **Full** R.I. Plumbing: Units in Development: **214**
 Renovations: R.I. Fireplaces: Title to Land: **Freehold Strata**
 Water Supply: **City/Municipal, Community** # of Fireplaces: **1** Total Units in Strata: **214**
 Fireplace Fuel: **Electric** Property Disc.: **Yes**
 Fuel/Heating: **Baseboard, Electric** Fixtures Leased: **No**
 Outdoor Area: **Balcny(s) Patio(s) Dck(s)** Fixtures Rmvd: **No**
 Type of Roof: Floor Finish: **Laminate, Tile**

Maint Fee Inc: **Gardening, Hot Water**
 Legal: **PL BCS2498 LT 44 DL 95 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Playground, Sauna/Steam Room**

Site Influences: **Central Location, Private Setting, Shopping Nearby, Treed**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	11'8 x 11'1			x			x
Main	Kitchen	11'1 x 10'			x			x
Main	Dining Room	10'10 x 9'1			x			x
Main	Master Bedroom	11' x 10'			x			x
Main	Den	8'5 x 6'9			x			x
Main	Walk-In Closet	7' x 3'11			x			x
Main	Patio	10'3 x 9'9			x			x
					x			x
					x			x
					x			x

Finished Floor (Main):	746	# of Rooms: 7	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats: Y	Dogs: Y	3				Pool:
Finished Floor (Total):	746 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
Unfinished Floor:	0	Bylaw Restrict: Pets Allowed, Rentals Allowed			5				Door Height:
Grand Total:	746 sq. ft.	Basement: None			6				
					7				
					8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

Investors alert! "PARK 360" Built by award winner Cressey Development known for their exceptional Open concept GOURMET Kitchens! This Spaciously large 1 bedroom +Den, has 9' ceilings, STAINLESS steel appliances, GRANITE counters, GAS stove, Newer LAMINATE flooring. Private setting & Extra LARGE patio overlooking the courtyard & Green Belt, Peacefully nestled near trees gives this home all the bells and whistles. 3 elevators, resort style amenities, Gym, Games room, Whirlpool & Steam. Perfect for investment or move right in! CONCRETE rainscreened building, buy with confidence! AMAZING location, steps away from Edmond Skytrain station & minutes away from Highgate Village and Metrotown. 1 parking & storage. Pets and Rentals allowed.

709 - 7088 18TH AVENUE

burnaby, bc | V3N 0A2

COREY ZACH
REAL SAVVY REAL ESTATE

1 bed | 1 bath | 746 sqft



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