

Active

R2628614

Board: V, Attached

Apartment/Condo

203 4723 DAWSON STREET

Burnaby North

Brentwood Park

V5C 0A7

\$765,000 (LP)

(SP)

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NO IMAGE AVAILABLE

DOM: 3

Prev. Price: \$0

Meas. Type:

Frontage (feet):

Frontage (metres):

Depth/Size:

Sq. Footage: 0.00

Flood Plain:

View:

Complex / Subdiv:

Services Connctd:

Sewer Type:

List Date: 10/25/2021

Original Price: \$765,000

If new, GST/HST inc?:

Bedrooms: 2

Bathrooms: 2

Full Baths: 2

Half Baths: 0

P.I.D.: 027-075-028

: Courtyard

Community, Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water

City/Municipal

Expiry Date: 4/25/2022

Sold Date:

Approx. Year Built: 2007

Age: 14

Zoning: CD-1

Gross Taxes: \$2,179.21

For Tax Year: 2021

Tax Inc. Utilities?: No

Tour:

Style of Home: Corner Unit

Construction: Frame - Wood

Exterior: Mixed

Foundation: Concrete Perimeter

Renovations:

of Fireplaces: 1

Fireplace Fuel: Electric

Fuel/Heating: Baseboard, Electric

Outdoor Area: Balcony(s)

Type of Roof: Asphalt

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: 2

Covered Parking: 2

Parking Access:

Parking: Garage; Underground, Other, Visitor Parking

Dist. to Public Transit:

Title to Land: Freehold Strata

Seller's Interest: Registered Owner

Property Disc.: Yes:

Fixtures Leased: :

Fixtures Rmvd: :

Floor Finish: Laminate, Tile, Carpet

Legal: STRATA LOT 19 PLAN BCS2354 DISTRICT LOT 124 LAND DISTRICT 1 LAND DISTRICT 36 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: Bike Room, Club House, Elevator, Exercise Centre, Garden, In Suite Laundry, Storage

Site Influences: Central Location, Greenbelt, Recreation Nearby, Shopping Nearby, Treed

Features: ClthWsh/Dryr/Frdg/Stve/DW, Dishwasher, Fireplace Insert, Sprinkler - Fire

Municipal Charges

Garbage:

Water:

Dyking:

Sewer:

Other:

Finished Floor (Main): 1,001

Finished Floor (Above): 0

Finished Floor (AbvMain2): 0

Finished Floor (Below): 0

Finished Floor (Basement): 0

Finished Floor (Total): 1,001sq. ft.

Unfinished Floor: 0

Grand Total: 1,001sq. ft.

Units in Development: 134

Exposure: Northeast

Mgmt. Co's Name: Ascent

Maint Fee: \$387.92

Maint Fee Includes: Caretaker, Garbage Pickup, Gardening, Gas, Hot Water, Management, Recreation Facility

Tot Units in Strata:

Storeys in Building:

Mgmt. Co's #: 604-431-1800

Council/Park Apprv:

Locker: Yes

of Pets: 2

Cats: Yes

Dogs: Yes

Suite:

Basement: None

Crawl/Bsmt. Ht:

of Kitchens: 1

of Levels: 1

of Rooms: 8

Bylaw Restrictions: Pets Allowed w/Rest., Rentals Allowed

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Alwd?: Yes

Short Term Lse-Details: no rental restrictions

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	#Pieces	Ensuite?
Main	Living Room	12'7 x 12'5			x	1	Main	5	Yes
Main	Dining Room	11'8 x 9'10			x	2	Main	3	No
Main	Nook	8'6 x 7'5			x	3			No
Main	Kitchen	10'1 x 8'6			x	4			No
Main	Master Bedroom	10'4 x 10'11			x	5			No
Main	Walk-In Closet	4'10 x 7'2			x	6			No
Main	Bedroom	10'3 x 9'7			x	7			No
Main	Foyer	3'8 x 7'2			x	8			No

List Broker 1: RE/MAX Lifestyles Realty (Langley) - Office: 604-513-2300

List Broker 2: Josiah Ahn - Phone: 604-513-2300

List Broker 3:

List Desig Agt 1: Josiah Ahn - Phone: 604-513-2300

List Desig Agt 2: 3:

Sell Broker 1:

Sell Sales Rep 1: 2:

Owner: **Privacy Protected** Darcy Van Horn & Karen Van Horn

Commission: 3.22% ON THE 1ST \$100000, 1.15% ON THE REMAINING BALANCE.

List Broker 3: ahn.josiah@gmail.com

Appointments: Touchbase

Call: Josiah

Phone: 778-708-2432

Occupancy: Owner

Realtor **PRIVACY - Do not solicit**Measurements approximate, by realtor - Buyer to verify if deemed important. Please TB all showing requests.

Remarks: Masks/COVID protocol mandatory. Offers, if any, will be presented Monday, November 1 at 5pm. Seller reserves the right to accept a satisfactory offer prior. SHOWINGS: Wed-Fri (27th-29th) by appointment, with reasonable notice. Sat/Sun (30th/31st) 1-4pm, by appointment.

Welcome to the Collage! This highly desirable, courtyard-facing, corner unit has ample living space to make your own. Enjoy an east-facing balcony that receives lots of morning light, and offers plenty of privacy being on the quiet side of the complex. This unit has 2 good-sized bedrooms, with the master boasting a 5pc ensuite and a large walk-in closet. This home has been immaculately maintained, and has just been outfitted with brand new carpets and a fresh coat of paint. The location is hard to beat, a mere 7 minute walk from Brentwood Town Centre Station, and an 8 minute walk from the recently revamped "The Amazing Brentwood" Shopping Centre. 2 parking stalls and 1 storage locker. Don't miss out on this opportunity!