

Presented by:

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Sutton Grp West Coast (Van49)

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Active
R2098660
Board: V
Apartment/Condo

1207 6838 STATION HILL DRIVE

Burnaby South
South Slope
V3N 5A4

Residential Attached
\$559,000 (LP)
(SP)



Sold Date:	Frontage (feet):	Original Price: \$559,000
Meas. Type:	Frontage (metres):	Approx. Year Built: 1996
Depth / Size (ft.):	Bedrooms: 2	Age: 20
Lot Area (sq.ft.): 0.00	Bathrooms: 2	Zoning: APT
Flood Plain:	Full Baths: 2	Gross Taxes: \$2,205.19
Approval Req?:	Half Baths: 0	For Tax Year: 2016
Exposure: Southeast	Maint. Fee: \$404.12	Tax Inc. Utilities?: Yes
If new, GST/HST inc?:		P.I.D.: 023-425-512
Mgmt. Co's Name: STRATAWEST		Tour:
Mgmt. Co's Phone:		
View: Yes: RICHMOND, MT BAKER, GARDEN		
Complex / Subdiv: BELGRAVIA		
Services Connected: Electricity, Natural Gas, Water		

Style of Home: Corner Unit	Total Parking: 2	Covered Parking: 2	Parking Access:
Construction: Concrete	Parking: Garage; Double, Garage; Underground		
Exterior: Brick, Concrete			Locker: Y
Foundation: Concrete Perimeter	Reno. Year:	Dist. to Public Transit:	Dist. to School Bus:
Rain Screen:	R.I. Plumbing:	Units in Development:	Total Units in Strata:
Rain Screen:	R.I. Fireplaces:	Title to Land: Freehold Strata	
Renovations:	# of Fireplaces: 1	Seller's Interest: Power of Attorney, Registered Owner	
Water Supply: City/Municipal		Property Disc.: Yes	
Fireplace Fuel: Gas - Natural		Fixtures Leased: No	
Fuel/Heating: Baseboard, Natural Gas		Fixtures Rmvd: No	
Outdoor Area: Balcony(s)		Floor Finish: Laminate	
Type of Roof: Tar & Gravel			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Gas, Management, Recreation Facility, Snow removal**
Legal: **PL LMS2404 LT 67 DL 171 LD 36 GP 1**

Amenities: **Club House, Exercise Centre, Guest Suite, In Suite Laundry, Pool; Indoor, Sauna/Steam Room**

Site Influences: **Central Location**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Dining Room	7'6 x 9'			x			x
Main	Living Room	16'2 x 12'9			x			x
Main	Master Bedroom	13'11 x 12'2			x			x
Main	Bedroom	11' x 10'1			x			x
Main	Kitchen	9'9 x 10'8			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,038	# of Rooms: 5	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:			1	Bsmt	4	Yes	Barn:
Finished Floor (Below):	0	Restricted Age:			2	Main	4	No	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total):	1,038 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz:
		Bylaw Restrict: Pets Allowed w/Rest.			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,038 sq. ft.	Basement: None			7				
					8				

Listing Broker(s): **Sutton Grp West Coast (Van49)**

Belgravia at the desirable City in the Park. This SE facing 2 bdrm corner unit provides an open layout with a gorgeous view overlooking the Fraser River & the city of Richmond. Features laminate flooring, upgraded countertops, newer paint, new blinds. BONUS: rare TWO side by side parking, and one storage locker! While the unit gives you a cozy home, the building offers luxurious lifestyle: indoor swimming pool with a glass roof, clubhouse, with library pingpong table & pool table, guest suite, gym, sauna and much more. Neighborhood close to parks, grocery shopping, Edmonds skytrain station, and schools. Taylor Elementary & Burnaby South Secondary catchment. Showings starts Sunday, Aug 7. Book your private viewing today!