

Presented by:

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Sutton

Active
R2401734
Board: V
Apartment/Condo

1407 7063 HALL AVENUE
Burnaby South
Highgate
V5E 0A5

Residential Attached
$608,000 (LP)
(SP) M



Sold Date:
Meas. Type: **Feet**
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain:
Council Apprv?:
Exposure: **Southwest**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **2**
Bathrooms: **1**
Full Baths: **1**
Half Baths: **0**
Maint. Fee: **$274.54**

Original Price: **$608,000**
Approx. Year Built: **2007**
Age: **12**
Zoning: **CD**
Gross Taxes: **$2,307.58**
For Tax Year: **2019**
Tax Inc. Utilities?: **No**
P.I.D.: **026-957-086**
Tour:

Mgmt. Co's Name: **Gateway Property Mgmt**
Mgmt. Co's Phone: **604-635-5000**
View: **Yes: Open City and Water**
Complex / Subdiv: **Emerson**
Services Connected: **Electricity, Sanitary Sewer, Water**
Sewer Type: **Sanitation**

Style of Home: **Corner Unit**
Construction: **Concrete**
Exterior: **Concrete, Glass, Mixed**
Foundation: **Concrete Perimeter**
Rain Screen:
Renovations:
Water Supply: **City/Municipal**
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Propane Gas**
Outdoor Area: **Balcony(s), Patio(s) & Deck(s)**
Type of Roof: **Tile - Concrete**

Reno. Year:
R.I. Plumbing:
Metered Water:
R.I. Fireplaces:
# of Fireplaces: **1**

Total Parking: **1** Covered Parking: **1**
Parking: **Garage Underbuilding**
Dist. to Public Transit:
Units in Development:
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No :**
Fixtures Rmvd: **No :**
Floor Finish: **Laminate, Mixed, Tile**

Parking Access:
Locker:
Dist. to School Bus:
Total Units in Strata:

Maint Fee Inc: **Caretaker, Gardening, Hot Water, Management, Recreation Facility**
Legal: **STRATA LOT 101, PLAN BCS2183, DISTRICT LOT 95, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**
Amenities: **Elevator, Exercise Centre, Garden, In Suite Laundry, Swirlpool/Hot Tub**

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

Floor	Type	Dimensions
Main	**Living Room**	**12'3 x 11'**
Main	**Dining Room**	**11' x 8'**
Main	**Kitchen**	**8'3 x 7'5**
Main	**Master Bedroom**	**13' x 11'**
Main	**Bedroom**	**9'6 x 8'**
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x
		x
		x

Finished Floor (Main): **772**
Finished Floor (Above): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **772 sq. ft.**

Unfinished Floor: **0**
Grand Total: **772 sq. ft.**

# of Rooms: **5** # of Kitchens: **1** # of Levels: **1**
Crawl/Bsmt. Height:
Restricted Age:
# of Pets: Cats: Dogs:
or % of Rentals Allowed:
Bylaws: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**
Basement: **None**

Bath	Floor	# of Pieces	Ensuite?
1	**Main**	**4**	**No**
2			
3			
4			
5			
6			
7			
8			

Outbuildings
Barn:
Workshop/Shed:
Pool:
Garage Sz:
Grg Dr Ht:

Listing Broker(s): **Sutton Group-West Coast Realty**

Emerson By Bosa in Highgate Village. Freshly painted SW facing corner unit with windows panoramic view to Mt Baker, Vancouver Island, Pacific Ocean, Metrotown etc. This cozy 1 bedroom & a den (can be a bedroom) features S/S appliances, granite counter-tops, high end laminate throughout and comes with 1 parking & a locker. Complex has exercise room, hot tub, party/meeting room. Highgate Village provides Save-on-Foods, Shopper's Drug Mart and many other shops. Very close to public library, restaurants, and walking distance to Community Centre with excellent swimming facilities.

The enclosed information, while deemed to be correct, is not guaranteed.
PREC* indicates 'Personal Real Estate Corporation'.

LISTING Features

#1407-7063 Hall Avenue
Burnaby, BC V5E 0A5









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PERSONAL REAL ESTATE CORPORATION



THIS COMMUNICATION IS NOT INTENDED TO CAUSE OR INDUCE BREACH OF AN EXISTING AGENCY AGREEMENT

#1407-7063 Hall Avenue
Burnaby, BC V5E 0A5













Asking	$608.000
Bedroom	2 (1+Den)
Bathroom	1
Finished	772 Sq.Ft.
Parking	1
Locker	Yes
Bylaws	Pet & Rental Allowed w/Rest.