



R2297617

Active
Residential Attached
Townhouse

9044 ALTAIR PLACE

Burnaby North
Simon Fraser Hills
SIMON FRASER HILLS

\$958,000 (LP)

(SP)
\$399.67 (L\$/SF)
(S\$/SF)



Sold Date: _____ Frontage (feet): _____ Original Price: **\$958,000**
 Meas. Type: _____ Frontage (metres): _____ Approx. Year Built: **1972**
 Depth / Size (ft.): _____ Bedrooms: **4** Age: **46**
 Lot Area (sq.ft.): **0.00** Bathrooms: **3** Zoning: **CD**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,802.04**
 Approval Req?: **No** Half Baths: **1** For Tax Year: **2017**
 Exposure: **South** Maint. Fee: **\$342.69** Tax Inc. Utilities?: _____
 If new, GST/HST inc?: _____ P.I.D.: **001-056-387**
 Mgmt. Co's Name: **BAYSIDE** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-432-7774**
 View: **No** : _____
 Complex / Subdiv: **SIMON FRASER HILLS**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer**

Style of Home: 4 Level Split, Inside Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Rear
Construction: Frame - Wood	Parking: Carport; Single
Exterior: Wood	Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 1
Rain Screen: No	Units in Development: 132
Renovations: _____	R.I. Plumbing: _____
Water Supply: City/Municipal	R.I. Fireplaces: _____
Fireplace Fuel: _____	# of Fireplaces: 0
Fuel/Heating: Hot Water, Radiant	Title to Land: Freehold Strata
Outdoor Area: Balcny(s) Patio(s) Dck(s)	Seller's Interest: Registered Owner
Type of Roof: Asphalt	Property Disc.: Yes
	Fixtures Leased: No :
	Fixtures Rmvd: No :
	Floor Finish: Hardwood, Tile

Maint Fee Inc: **Gardening, Management, RV Parking**
 Legal: **PL NWS39 LT 90 DL 6 LD 36. GROUP 1, 84/10000 1645-3050 1634-8895 1717-8925 1644-9048 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: **In Suite Laundry, Playground, Pool; Outdoor**

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

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	20'4 x 11'8	Below	Media Room	11'9 x 9'7			x
Main	Dining Room	10'0 x 7'5	Below	Workshop	10'8 x 6'3			x
Main	Kitchen	10'0 x 7'0						x
Main	Foyer	9'7 x 5'0						x
Above	Master Bedroom	15'9 x 11'5						x
Above	Bedroom	9'10 x 9'0						x
Above	Bedroom	13'4 x 9'9						x
Above	Storage	6'0 x 2'7						x
Bsmt	Laundry	8'0 x 7'0						x
Below	Bedroom	11'9 x 9'4						x

Finished Floor (Main): 854	# of Rooms: 12	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 896	Crawl/Bsmt. Height:			1	Main	2	No	Barn:
Finished Floor (Below): 0	Restricted Area:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement): 647	# of Pets: 2	Cats: Y	Dogs: Y	3	Main	4	No	Pool:
Finished Floor (Total): 2,397 sq. ft.	# or % of Rentals Allowed: #30			4				Garage Sz:
	Bylaw Restrict: Pets Allowed w/Rest., Rentals Allwd w/Restrctns			5				Door Height:
Unfinished Floor: 0	Basement: Full			6				
Grand Total: 2,397 sq. ft.				7				
				8				

Listing Broker(s): **Kore Realty**

Kore Realty

'Family Home' - Great opportunity in this fully renovated, nearly 2400 sq ft. 4 bedroom Townhouse! Boasting; HOUSE SIZE rooms, 2 spacious baths (off mstr & 2nd bed) & 200+ sq ft. quiet, s-facing, priv/fenced garden patio. No expense spared on updates; Chef-inspired kitch, 3 baths+ poten 4th bath below, brand new media room dn + large, new 4th bed & handyman work shop w/ loads of storage. Upgraded mech; clean/efficient HWT radiant heating w/ concealed base-boards+ tankless/instant HWT. Families welcome w/pool, playground & lots of guest parking. Coveted 'Simon Fraser Hills' neighborhood-*Steps to Burnaby Mtn Secondary, SFU bus, Parks/trails & short walk to New Lougheed