



**R2107198**

**Hold all Action**

Residential Attached  
Apartment/Condo

**317 4833 BRENTWOOD DRIVE**

Burnaby North  
Brentwood Park

MACDONALD HOUSE at Brentwood Gate

**\$379,800** (LP)

(SP)

**\$552.03** (L\$/SF)

(S\$/SF)



Sold Date:	Frontage (feet):	Original Price: <b>\$375,800</b>
Meas. Type:	Frontage (metres):	Approx. Year Built: <b>2008</b>
Depth / Size (ft.):	Bedrooms: <b>1</b>	Age: <b>8</b>
Lot Area (sq.ft.): <b>0.00</b>	Bathrooms: <b>1</b>	Zoning: <b>APT</b>
Flood Plain:	Full Baths: <b>1</b>	Gross Taxes: <b>\$1,877.00</b>
Approval Req?: <b>No</b>	Half Baths: <b>0</b>	For Tax Year: <b>2016</b>
Exposure:	Maint. Fee: <b>\$230.73</b>	Tax Inc. Utilities?:
If new, GST/HST inc?:		P.I.D.: <b>027-356-191</b>
Mgmt. Co's Name: <b>FIRST SERVICE</b>		Tour:
Mgmt. Co's Phone: <b>604-683-8900</b>		
View: <b>No :</b>		
Complex / Subdiv: <b>MACDONALD HOUSE at Brentwood Gate</b>		
Services Connected: <b>Electricity, Sanitary Sewer, Storm Sewer, Water</b>		

Style of Home: **Upper Unit**  
Construction: **Frame - Wood**  
Exterior: **Brick, Hardi Plank, Wood**  
Foundation: **Concrete Perimeter**  
Rain Screen: **Full**  
Renovations:  
Water Supply: **City/Municipal**  
Fireplace Fuel: **Electric**  
Fuel/Heating: **Electric**  
Outdoor Area: **Balcny(s) Patio(s) Dck(s)**  
Type of Roof: **Tar & Gravel**

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

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**  
Parking: **Garage; Underground, Visitor Parking**  
Locker: **Y**  
Dist. to Public Transit:  
Units in Development: **98**  
Title to Land: **Freehold Strata**  
Seller's Interest: **Registered Owner**  
Property Disc.: **No**  
Fixtures Leased: **No :**  
Fixtures Rmvd: **:**  
Floor Finish: **Wall/Wall/Mixed**

Maint Fee Inc: **Hot Water, Management, Recreation Facility, Snow removal**  
Legal: **PL BCS2711 LT 59 DL 124 LD 36**

Amenities: **Club House, Elevator, Exercise Centre, In Suite Laundry, Recreation Center, Swirlpool/Hot Tub**

Site Influences: **Central Location, Cul-de-Sac, Private Setting, Recreation Nearby, Shopping Nearby**  
Features:

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'0 x 11'0			x			x
Main	Dining Room	11'0 x 10'0			x			x
Main	Kitchen	10'0 x 8'0			x			x
Main	Den	7'0 x 5'0			x			x
Main	Master Bedroom	12'0 x 9'0			x			x
Main	Foyer	7'0 x 7'0			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>688</b>	# of Rooms: <b>6</b>	# of Kitchens: <b>1</b>	# of Levels: <b>1</b>	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): <b>0</b>	Crawl/Bsmt. Height:			1	Main	4	Yes	Barn:
Finished Floor (Below): <b>0</b>	Restricted Age:			2				Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets: <b>2</b>	Cats: <b>Y</b>	Dogs: <b>Y</b>	3				Pool:
Finished Floor (Total): <b>688 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Allwd w/Restrctns</b>			5				Door Height:
Unfinished Floor: <b>0</b>				6				
Grand Total: <b>688 sq. ft.</b>	Basement: <b>None</b>			7				
				8				

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

Great value! Large, sunny 1 Bed + Den in popular 'Macdonald House' steps to skytrain & New 'Amazing Brentwood' Mall development! \*Prime, quiet (North Bldg away from Lougheed/Skytrain) South facing home boasts; electric fireplace, large sep Den, BIG Bedroom easily accom King size bed, walk-in closet, cheater ensuite & open kitch w/stainless steel appl, granite c-tops / eating bar. Large covered S-facing deck, 1 park + storage included. Pets (1 dog & 1 Cat) & Rents ok. (no short-term rentals)