



Presented by:  
**Katayoon Webb**

RE/MAX Crest Realty Westside  
Phone: 604-315-8715

[katayoonwebb@remax.net](mailto:katayoonwebb@remax.net)



**Active**  
**R2040751**  
Board: V  
Apartment/Condo

**1903 4350 BERESFORD STREET**

Burnaby South  
Metrotown  
V5H 4K9

Residential Attached

**\$479,900** (LP)

(SP)



Sold Date: \_\_\_\_\_ Frontage (feet): \_\_\_\_\_ Original Price: **\$479,900**  
 Meas. Type: \_\_\_\_\_ Frontage (metres): \_\_\_\_\_ Approx. Year Built: **1990**  
 Depth / Size (ft.): \_\_\_\_\_ Bedrooms: **2** Age: **26**  
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **CD**  
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,433.19**  
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2015**  
 Exposure: **Southeast** Maint. Fee: **\$373.02** Tax Inc. Utilities?: **No**  
 P.I.D.: **011-447-664**  
 If new, GST/HST inc?: \_\_\_\_\_  
 Mgmt. Co's Name: **SD Woodman**  
 Mgmt. Co's Phone: **604-275-6777**  
 View: **Yes: MOUNTAIN, WATER AND CITY**  
 Complex / Subdiv: **CARLETON ON THE PARK**  
 Services Connected: **Electricity, Sanitary Sewer, Storm Sewer, Water**

Style of Home: <b>Upper Unit</b>	Total Parking: <b>1</b>	Covered Parking: <b>1</b>	Parking Access: <b>Front</b>
Construction: <b>Concrete, Concrete Frame</b>	Parking: <b>Garage; Underground</b>		Locker: <b>Y</b>
Exterior: <b>Concrete</b>	Dist. to Public Transit: <b>2</b>	Dist. to School Bus: <b>2</b>	
Foundation: <b>Concrete Perimeter</b>	Units in Development: <b>118</b>	Total Units in Strata: <b>118</b>	
Rain Screen: _____	Title to Land: <b>Freehold Strata</b>		
Renovations: <b>Completely</b>	Seller's Interest: <b>Registered Owner</b>		
Water Supply: <b>City/Municipal</b>	Property Disc.: <b>Yes</b>		
Fireplace Fuel: _____	Fixtures Leased: <b>No</b>		
Fuel/Heating: <b>Baseboard, Electric</b>	Fixtures Rmvd: <b>Yes: ONE OF THE LIGHT FIXTURES</b>		
Outdoor Area: <b>Balcony(s)</b>	Floor Finish: <b>Laminate</b>		
Type of Roof: <b>Tar &amp; Gravel</b>			

Maint Fee Inc: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**  
 Legal: **PL NWS2790 LT 103 LD 36**

Amenities: **Bike Room, Exercise Centre, In Suite Laundry, Pool; Indoor, Sauna/Steam Room, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**  
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Garage Door Opener, Smoke Alarm, Sprinkler - Fire**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Master Bedroom	15' x 11'6"			x			x
Main	Living Room	15' x 15'6"			x			x
Main	Dining Room	15' x 10'			x			x
Main	Kitchen	10'9" x 9'			x			x
Main	Bedroom	10' x 8'9"			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main): <b>1,098</b>	# of Rooms: <b>5</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	Main	3	No	Workshop/Shed:
Finished Floor (Basement): <b>0</b>	# of Pets:	Cats:	Dogs:	3				Pool:
Finished Floor (Total): <b>1,098 sq. ft.</b>	# or % of Rentals Allowed:			4				Garage Sz:
	Bylaw Restrict: <b>Pets Allowed w/Rest., Rentals Not Allowed</b>			5				Door Height:
Unfinished Floor: <b>0</b>	Basement: <b>None</b>			6				
Grand Total: <b>1,098 sq. ft.</b>				7				
				8				

Listing Broker(s): **RE/MAX Crest Realty Westside**

**Simply STUNNING! In the heart of Metrotown this one must be seen to be truly appreciated! Gorgeous brand new brushed oak choc/gray covers the vast living space, huge living and dining room with amazing views to South and East. An amazing designer has loved and meticulously planned and decorated each corner of this home, all new paint colors, wall papers, appliances, light fixtures, dimmable switches & fixtures. Master bedroom is a great size with walk in closet and full en-suite. The resort style amenities include an in-door pool, hot-tub and sauna, tennis courts & more. Building is healthy. Close to Crystal Mall, Metrotown shopping & Skytrain station. First showing at the Open House Sunday March 6, 2-4pm.**