



Presented by:
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Active
R2165229
 Board: V
 Apartment/Condo

312 4160 ALBERT STREET
 Burnaby North
 Vancouver Heights
 V5C 6K2

Residential Attached
\$728,800 (LP)
 (SP)



Sold Date: Frontage (feet): Original Price: **\$728,800**
 Meas. Type: Frontage (metres): Approx. Year Built: **1993**
 Depth / Size (ft.): Bedrooms: **2** Age: **24**
 Lot Area (sq.ft.): **0.00** Bathrooms: **2** Zoning: **RM4**
 Flood Plain: **No** Full Baths: **2** Gross Taxes: **\$2,132.96**
 Approval Req?: **No** Half Baths: **0** For Tax Year: **2016**
 Exposure: **Southeast** Maint. Fee: **\$323.00** Tax Inc. Utilities?: **No**
 If new, GST/HST inc?: P.I.D.: **017-922-852**
 Mgmt. Co's Name: **Assertive** Tour: **Virtual Tour URL**
 Mgmt. Co's Phone: **604-253-5566**
 View: **Yes: City**
 Complex / Subdiv: **Carleton Terrace**
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **Corner Unit, End Unit**
 Construction: **Concrete**
 Exterior: **Concrete, Stucco**
 Foundation: **Concrete Perimeter**
 Rain Screen:
 Renovations: **Completely**
 Water Supply: **City/Municipal**
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Metal, Tar & Gravel**

Reno. Year: **2017**
 R.I. Plumbing: **No**
 R.I. Fireplaces:
 # of Fireplaces: **0**

Total Parking: **1** Covered Parking: **1** Parking Access: **Front**
 Parking: **Garage; Underground, Visitor Parking**
 Locker: **Y**
 Dist. to Public Transit: **1 BLOCK**
 Units in Development: **78** Dist. to School Bus: **1 BLOCK**
 Title to Land: **Freehold Strata** Total Units in Strata: **78**
 Property Disc.: **Yes**
 Fixtures Leased: **:**
 Fixtures Rmvd: **:**
 Floor Finish: **Hardwood, Tile**

Maint Fee Inc: **Garbage Pickup, Gas, Hot Water, Management**
 Legal: **PL LMS535 LT 22 DL 121 LD 36**

Amenities: **In Suite Laundry, Storage**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	10'9 x 9'10			x			x
Main	Dining Room	9'6 x 8'5			x			x
Main	Living Room	13'6 x 9'6			x			x
Main	Master Bedroom	13'6 x 12'2			x			x
Main	Bedroom	12'6 x 11'9			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x
		x			x			x

Finished Floor (Main):	1,037	# of Rooms:	5	# of Kitchens:	1	# of Levels:	1	Bath	1	Floor	Main	# of Pieces	4	Ensuite?	Yes	Outbuildings
Finished Floor (Above):	0	Crawl/Bsmt. Height:						2	Main	3	No	Barn:				
Finished Floor (Below):	0	Restricted Age:						3				Workshop/Shed:				
Finished Floor (Basement):	0	# of Pets:		Cats:	N	Dogs:	N	4				Pool:				
Finished Floor (Total):	1,037 sq. ft.	# or % of Rentals Allowed:		Bylaw Restrict:	Pets Allowed, Rentals Allwd w/Restrctns			5				Garage Sz:				
Unfinished Floor:	0	Basement:	None					6				Door Height:				
Grand Total:	1,037 sq. ft.							7								
								8								

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

In the heart and hub of The Heights, this Corner/End unit flooded with natural light will check mark every box on your list! Amazing and inspiring FULL renovation that accentuates the open floorplan and the light with striking design elements for a timeless look. Over-Size kitchen designed with cooking, family and entertaining in mind featuring quartz counters, painted maple cabinets, LED lighting and stainless steel Kitchenaid appliances. 2 LARGE bedrooms, 2 spa inspired bathrooms, and 2 good size balconies. Well run strata, fully rainscreened, new roof & paint (2015). 1 park/1 locker. Steps to All shopping and transit! A MUST SEE! First viewing Thursday 10am-11:30 by appointment. Friday sneak preview at 5-6 pm. Open House Saturday and Sunday 2-4pm.