



Presented by:
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Active
R2234483
Board: V
Townhouse

4209 BIRCHWOOD CRESCENT

Burnaby South
Greentree Village
V5G 4E6

Residential Attached

\$798,800 (LP)
(SP)



Sold Date: Frontage (feet): Original Price: **\$798,800**
Meas. Type: Frontage (metres): Approx. Year Built: **1976**
Depth / Size (ft.): Bedrooms: **3** Age: **42**
Lot Area (sq.ft.): **0.00** Bathrooms: **4** Zoning: **CD**
Flood Plain: **No** Full Baths: **4** Gross Taxes: **\$2,583.33**
Council Apprv?: **No** Half Baths: **0** For Tax Year: **2017**
Exposure: **North** Maint. Fee: **\$275.00** Tax Inc. Utilities?: **No**
If new, GST/HST inc?: **No** P.I.D.: **001-344-374**
Mgmt. Co's Name: **Bayside Property** Tour:
Mgmt. Co's Phone: **604-432-7774**
View: **:**
Complex / Subdiv: **Greentree Village**
Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: 2 Storey w/Bsmt., Upper Unit	Total Parking: 1 Covered Parking: 1 Parking Access: Front
Construction: Frame - Wood	Parking: Carport; Single
Exterior: Wood	Locker: N
Foundation: Concrete Perimeter	Dist. to Public Transit: 2
Rain Screen: No	Units in Development: 62
Renovations: Completely	Title to Land: Freehold Strata
Water Supply: City/Municipal	Property Disc.: No
Fireplace Fuel: Gas - Natural	Fixtures Leased: No
Fuel/Heating: Forced Air, Natural Gas	Fixtures Rmvd: No
Outdoor Area: Patio(s)	Floor Finish: Laminate
Type of Roof: Asphalt	

Maint Fee Inc: **Garbage Pickup, Gardening, Management, Snow removal, Water**
Legal: **PL NWS440 LT 30 DL 81 LD 36. GROUP 1, 10/620 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**

Site Influences: **Central Location, Cul-de-Sac, Greenbelt, Recreation Nearby, Shopping Nearby**
Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Smoke Alarm**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Kitchen	14'11 x 7'10			x			x
Main	Dining Room	7'5 x 6'2			x			x
Main	Living Room	11'10 x 12'10			x			x
Main	Foyer	6' x 4'6			x			x
Above	Master Bedroom	11'10 x 13'			x			x
Above	Bedroom	9'8 x 12'2			x			x
Above	Bedroom	9'2 x 10'2			x			x
Bsmt	Recreation	19'2 x 9'8			x			x
Bsmt	Den	11'1 x 12'2			x			x
		x			x			

Finished Floor (Main): 608	# of Rooms: 9	# of Kitchens: 1	# of Levels: 1	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above): 547	Crawl/Bsmt. Height:			1	Above	3	Yes	Barn:
Finished Floor (Below): 547	Restricted Age:			2	Above	4	No	Workshop/Shed:
Finished Floor (Basement): 0	# of Pets: NR	Cats: Y	Dogs: Y	3	Main	3	No	Pool:
Finished Floor (Total): 1,702 sq. ft.	# or % of Rentals Allowed:			4	Below	4	No	Garage Sz:
Unfinished Floor: 0	Bylaw Restrict: Pets Allowed, Rentals Allwd w/Restrctns			5				Door Height:
Grand Total: 1,702 sq. ft.	Basement: Full, None			6				
				7				
				8				

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

This perfect family home situated in the quiet GREENTREE VILLAGE is fully & professionally renovated. Main floor offers a spacious OPEN CONCEPT living, dining, modern kitchen and powder room. Upstairs is 3 good size bedrms and 2 full baths. Downstairs is another LARGE Den/bedroom/theatre room + a full bath and recreation room. Your FENCED yard is backing to a private green space. A portion of strata fees pays membership to the community centre offers 20-meter indoor pool, fully equipped gym, lounge, rec room & playground. Mins to BCIT, transit & parks, close to Metrotown shopping, easy access to major routes. Open House Saturday and Sunday Jan 27th & 28th 1-3pm.