



Presented by:
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Active **2307 9521 CARDSTON COURT** Residential Attached
R2652164 Burnaby North **\$625,000 (LP)**
 Board: V Government Road (SP) **M**
 Apartment/Condo V3N 4R8



Sold Date: If new, GST/HST inc?: Original Price: **\$625,000**
 Meas. Type: **Feet** Bedrooms: **2** Approx. Year Built: **1983**
 Frontage(feet): Bathrooms: **2** Age: **39**
 Frontage(metres): Full Baths: **1** Zoning: **APT/U**
 Depth / Size (ft.): Half Baths: **1** Gross Taxes: **\$1,368.51**
 Sq. Footage: **0.00** For Tax Year: **2021**
 Flood Plain: P.I.D.: **002-188-643** Tax Inc. Utilities?: **No**
 View: **Yes : City & Greenspace** Tour: **Virtual Tour URL**
 Complex / Subdiv: **Concorde Place**
 Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **Upper Unit**
 Construction: **Concrete**
 Exterior: **Concrete**
 Foundation: **Concrete Perimeter**
 Renovations:
 # of Fireplaces: **0** R.I. Fireplaces:
 Fireplace Fuel:
 Fuel/Heating: **Baseboard, Electric**
 Outdoor Area: **Balcony(s)**
 Type of Roof: **Tar & Gravel**

Total Parking: **2** Covered Parking: **2** Parking Access: **Side**
 Parking: **Garage Underbuilding, Garage; Underground**
 Dist. to Public Transit:
 Title to Land: **Freehold Strata** Dist. to School Bus:
 Property Disc.: **No**
 Fixtures Leased: **No**
 Fixtures Rmvd: **No**
 Floor Finish: **Laminate, Tile**

Legal: **STRATA LOT 200, PLAN NWS1990, DISTRICT LOT 4, GROUP 1, NEW WESTMINSTER LAND DISTRICT, 4406/1000000 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: **Bike Room, Elevator, Exercise Centre, In Suite Laundry, Pool; Outdoor, Swirlpool/Hot Tub**

Site Influences: **Central Location, Recreation Nearby, Shopping Nearby**
 Features: **ClthWsh/Dryr/Frdg/Stve/DW**

Finished Floor (Main): 865	Units in Development:	Tot Units in Strata: 211	Locker: Yes
Finished Floor (Above): 0	Exposure: South	Storeys in Building: 25	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: First Service Residential	Mgmt. Co's #: 604-683-8900	
Finished Floor (Below): 0	Maint Fee: \$436.81	Council/Park Apprv?:	
Finished Floor (Basement): 0	Maint Fee Includes: Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal		
Finished Floor (Total): 865 sq. ft.			
Unfinished Floor: 0			
Grand Total: 865 sq. ft.	Bylaws Restrictions: Pets Not Allowed, Rentals Allowed		

Suite: **None** # of Pets: Cats: Dogs:
 Basement: **None**
 Restricted Age:
 # or % of Rentals Allowed:
 Short Term(<1yr)Rnt/Lse Alwd?: **No**
 Short Term Lse-Details:

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	12'1 x 11'			x	1	Main	4	No
Main	Dining Room	12'1 x 9'6			x	2	Main	2	Yes
Main	Kitchen	9'1 x 7'9			x	3			
Main	Master Bedroom	13'6 x 11'1			x	4			
Main	Bedroom	10'5 x 8'8			x	5			
		x			x	6			
		x			x	7			
		x			x	8			

Listing Broker(s): **Sutton Group-West Coast Realty**

Bright, efficiently laid out, 2 bedroom, 2 bathroom home at Concorde Place. Tasteful updates throughout the suite include the kitchen, bathrooms, laminate & tile flooring. Efficient floor plan with ample storage. Enjoy panoramic views of the city and surrounding green space from the living room & generous balcony. Insuite laundry & 3 elevators. Well maintained building with a proactive strata. Prime location at Louheed Town Centre walking distance to skytrain, transit, and a large variety of shopping and services. 2 large side by side parking stalls and 1 storage locker. Rentals allowed. Pets not allowed. This is the home & investment you have been searching for. Viewing by appointment Wed, Feb 16th 5:00-7:00pm, Sat Feb 19th 1:00-3:00pm, Sun Feb 20th 2:00-4:00 pm